



BELMONT DAY SCHOOL BARN AND ENTRY DRIVE

SITE PLAN REVIEW - FEBRUARY 27, 2017

PROJECT LOCATION

55 Day School Lane
Belmont, MA 02478

APPLICANT

BELMONT DAY SCHOOL
55 Day School Lane
Belmont, MA 02478

ARCHITECT

Utile Architecture + Urban Design
115 Kingston Street
Boston, MA 02110
(617) 423-7200

CIVIL ENGINEER/LANDSCAPE ARCHITECT

Stantec Consulting Services, Inc.
226 Causeway Street
Boston, MA 02114
(617) 523-8103

MEP ENGINEER

Rist-Frost Shumway Engineering
71 Water Street
Laconia, NH 03246
(603) 524-4647

SURVEYOR

Meridian Associates
500 Cummings Center Suite 5950
Beverly, MA, 01915
(978) 299-0447

STRUCTURAL ENGINEER

Simpson Gumpertz and Heger, Inc.
41 Seyon Street Building 1 Suite 500
Waltham, MA 03246
(781) 907-9000

OWNERS CONSULTANT

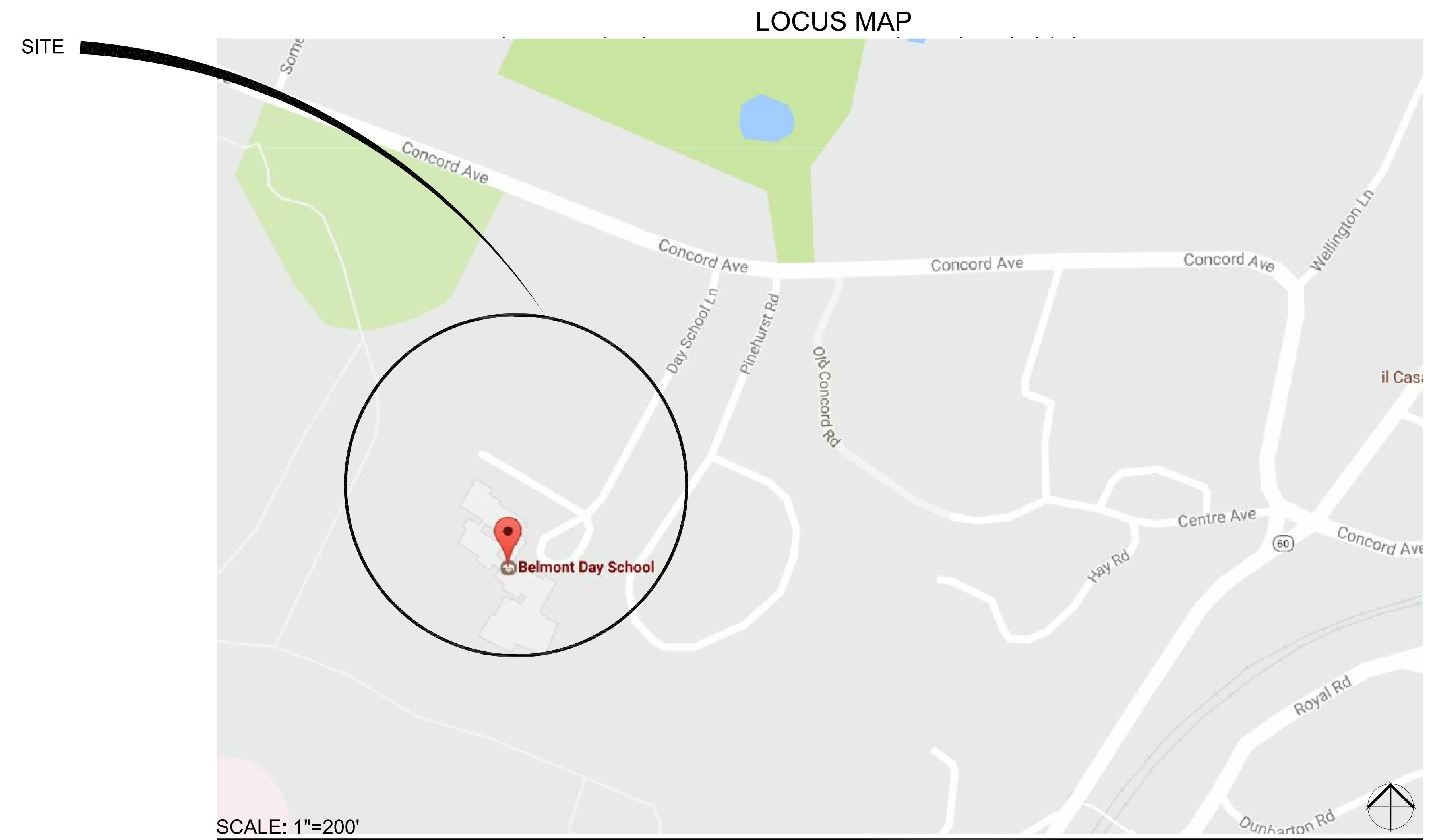
Avalon Consulting Group, LLC
41 Cals Court
Taunton, MA 02780
(508) 880-2905

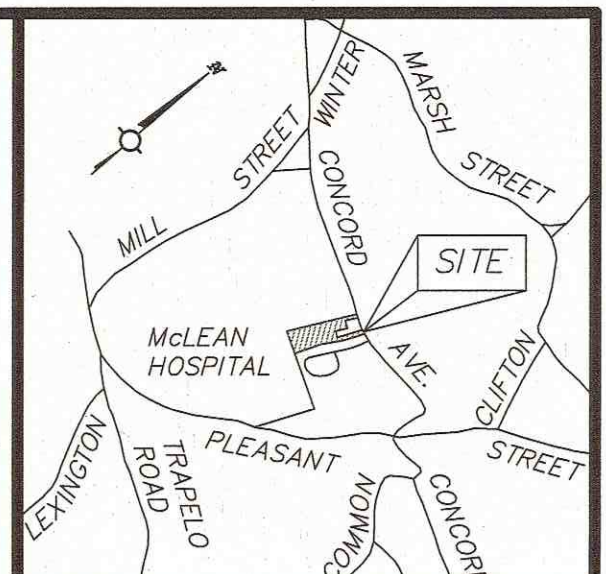
OWNERS PROJECT MANAGER

Zaurie Zimmerman Associates, Inc.
22 Carriage Drive
Lexington, MA 02421
(781) 861-9922

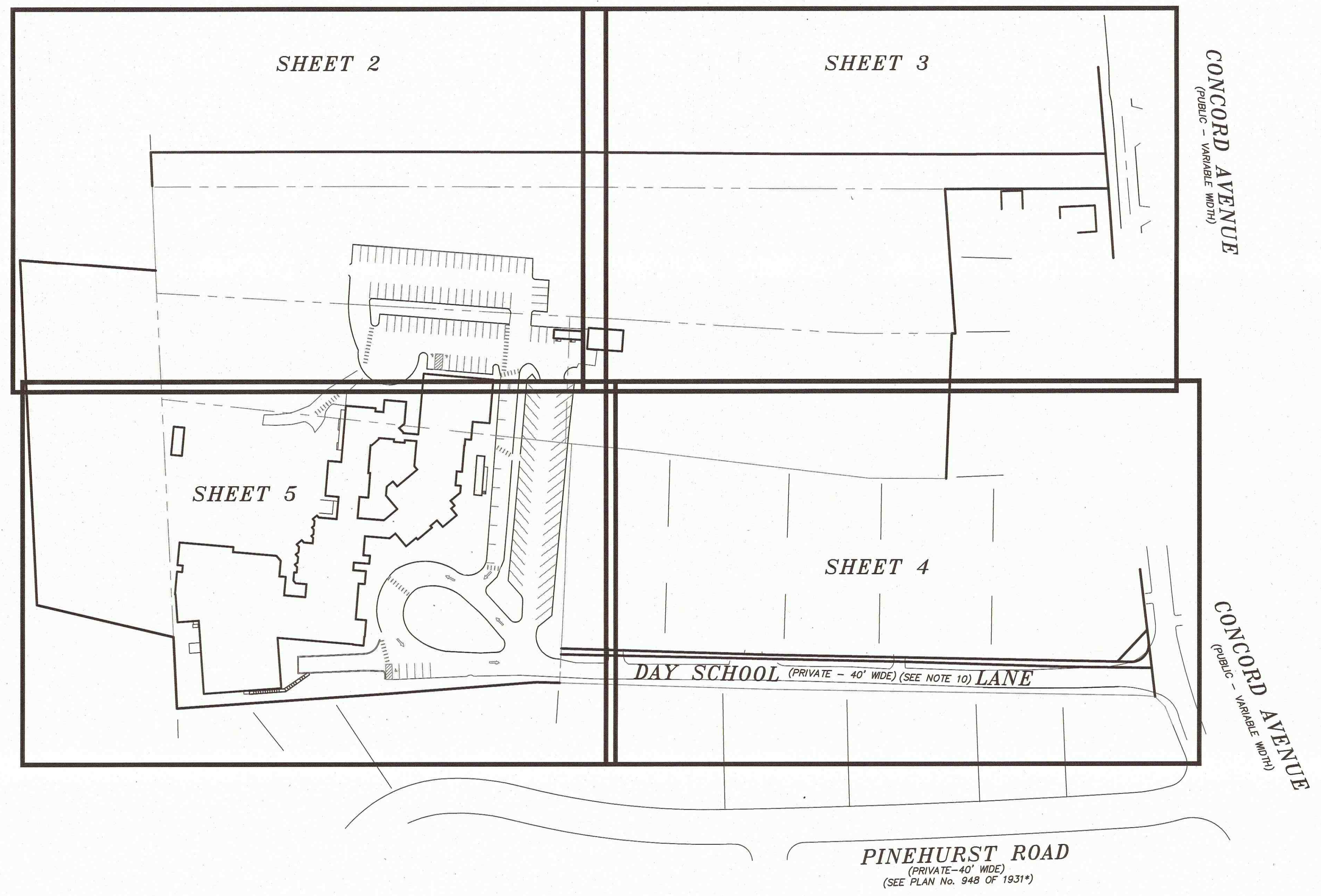
SHEET INDEX

SURVEY DRAWINGS		LANDSCAPE / CIVIL DRAWINGS		ARCHITECTURAL DRAWINGS	
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5 OF 5	SHEET 5	L1.02	LAYOUT AND MATERIALS PLAN	A301	BUILDING ELEVATIONS
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		L3.02	UTILITY PLAN		
		L4.01	PLANTING PLAN		
		L4.02	PLANTING PLAN		
			FIRETRUCK TURNING MODEL		
			PHOTOMETRIC PLAN		





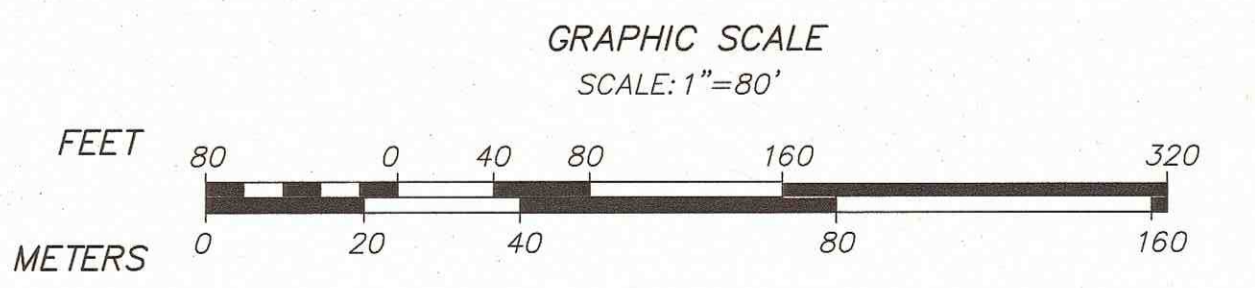
LOCUS MAP:
NOT TO SCALE



NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BETWEEN SEPTEMBER 2000, MAY 16, 2003, SUPPLEMENTED DECEMBER 4, 2012, AUGUST 22, 2014, AND AUGUST 23 TO NOVEMBER 30, 2016 BY MERIDIAN ASSOCIATES, INC.
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5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
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ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.



REFERENCES:

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- PLAN No. 266 OF 1957 *
- PLAN No. 948 OF 1931 *
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- PLAN No. 771 OF 1953 *
- PLAN No. 2288 OF 1953 *
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- PLAN No. 330 OF 1977 *
- PLAN BOOK 414, PLAN 85 *
- DEED BOOK 8916, PAGE 457 *
- DEED BOOK 22500, PAGE 25 *
- DEED BOOK 5773, PAGE 220 *
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- PLAN OF LAND TITLED "PLAN OF LAND IN BELMONT, MASS. PREPARED FOR BELMONT DAY SCHOOL", DATED APRIL 17, 1997, PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC., FRAMINGHAM, MASS.

* DOCUMENTS RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS.

RECORD OWNER:

BELMONT DAY SCHOOL, INC.
55 DAY SCHOOL LANE
BELMONT, MASSACHUSETTS

-DEED BOOK 13177, PAGE 511*
-DEED BOOK 7781, PAGE 110*
-DEED BOOK 28053, PAGE 015*
-DEED BOOK 5724, PAGE 89*
-DEED BOOK 6883, PAGE 85*
-DEED BOOK 10652, PAGE 061*
-PLAN No. 212 OF 2013*

*DOCUMENTS ON RECORD AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS

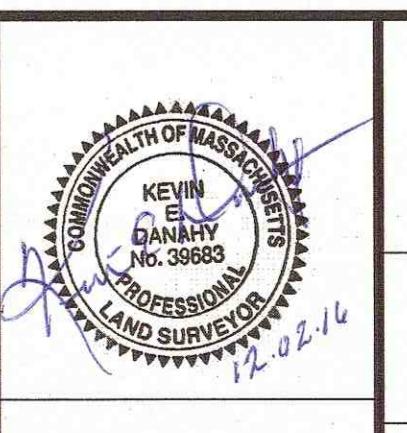
LEGEND:

CONC.	CONCRETE	V.I.F.	VERIFY IN FIELD
GC	CONCRETE CURB	OSPRWD	IRRIGATION SPRINKLER HEAD
DIA	DIAMETER	ICV	IRRIGATION CONTROL VALVE
E.O.P.	EDGE OF PAVEMENT	OS	DOWNSPOUT
F.F.F.	FINISHED FIRST FLOOR	OS	MANHOLE
THRESH	THRESHOLD	BIT. CONC.	BITUMINOUS CONCRETE
PVC	POLYVINYL CHLORIDE PIPE	LAMP POST	LAMP POST
HDPE	HIGH DENSITY POLYETHYLENE	S. & T. UNK.	SIZE AND TYPE UNKNOWN
INV.	INVERT	ELECTR. BOX	ELECTRIC BOX
CMP	CORRUGATED METAL PIPE	GUY WIRE ANCHOR	GUY WIRE ANCHOR
LS	LANDSCAPED AREA	TERMINUS UNKNOWN	TERMINUS UNKNOWN
291.5+	SPOT ELEVATION	AREA DRAIN	AREA DRAIN
SMH	SEWER MANHOLE	GRANITE CURB	GRANITE CURB
DMH	DRAIN MANHOLE	BITUMINOUS BERM	BITUMINOUS BERM
IRN POST	IRON POST	WATER MAIN	WATER MAIN
UTL. POLE	UTILITY POLE	SEWER MAIN	SEWER MAIN
UTL. POLE WITH LIGHT	UTILITY POLE WITH LIGHT	COMPILED SEWER MAIN	COMPILED SEWER MAIN
OS	DOWNSPOUT	COMPILED STORM DRAIN	COMPILED STORM DRAIN
12"	DECIDUOUS TREE	COMPILED ELECTRIC LINE	COMPILED ELECTRIC LINE
6"	CONIFEROUS TREE	COMPILED GAS MAIN	COMPILED GAS MAIN
276	1' CONTOUR	OVERHEAD WIRE	OVERHEAD WIRE
270	5' CONTOUR	TREE LINE	TREE LINE
		FENCE	FENCE
		STONE RETAINING WALL	STONE RETAINING WALL
		STONE WALL	STONE WALL

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 3620-REC (2016)
BK. #471, PG. #60



KEY SHEET

BELMONT DAY SCHOOL
RECORD CONDITIONS PLAN OF LAND
LOCATED IN
BELMONT, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
BELMONT DAY SCHOOL, INC.
SCALE: 1" = 80' DATE: DECEMBER 2, 2016

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 590
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 292-0447
WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

SHEET No. 1 OF 5 PROJECT No. 3620

LEGEND:

<p>CONC. DIA. E.O.P. F.F.F. THRESH PVC HDPE INV. CMP LS 291.8+</p>	<p>AREA OF EXPOSED LEDGE CONCRETE GRANITE CURB EDGE OF PAVEMENT FINISHED FIRST FLOOR THRESHOLD POLYETHYLENE GLYCOL PIPE HIGH DENSITY POLYETHYLENE CORRUGATED METAL PIPE LANDSCAPED AREA SPOT ELEVATION WATER GATE HYDRANT SEWER MANHOLE DRAIN MANHOLE IRON POST UTILITY POLE UTILITY POLE WITH LIGHT DOWNSPOUT 12" DECIDUOUS TREE 6" CONIFEROUS TREE 1' CONTOUR 5' CONTOUR</p>	<p>V.I.F. OSPKRHD ICV DS BIT. CONC. S. & T. UNK. AD</p> <p>VERIFY IN FIELD IRRIGATION SPRINKLER HEAD IRRIGATION CONTROL VALVE DOWNSPOUT MANHOLE BITUMINOUS CONCRETE LAMP POST SIZE AND TYPE UNKNOWN ELECTRIC BOX GUY WIRE ANCHOR TERMINUS UNKNOWN SIGN AREA DRAIN GRANITE CURB BITUMINOUS BERM WATER MAIN SEWER MAIN COMPILED SEWER MAIN STORM DRAIN COMPILED STORM DRAIN COMPILED ELECTRIC LINE COMPILED GAS MAIN OVERHEAD WIRE FENCE TREE LINE STONE RETAINING WALL STONE WALL</p>
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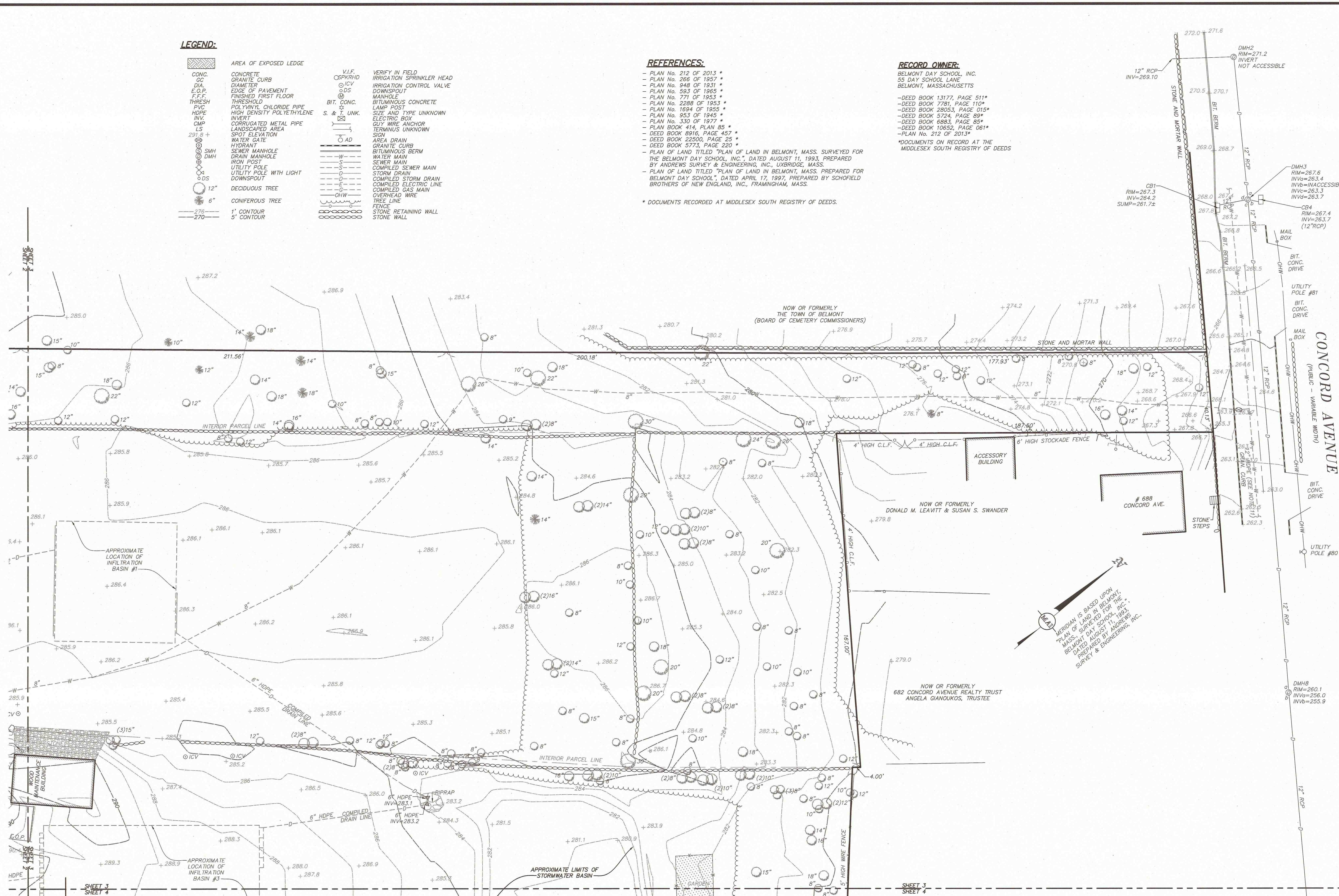
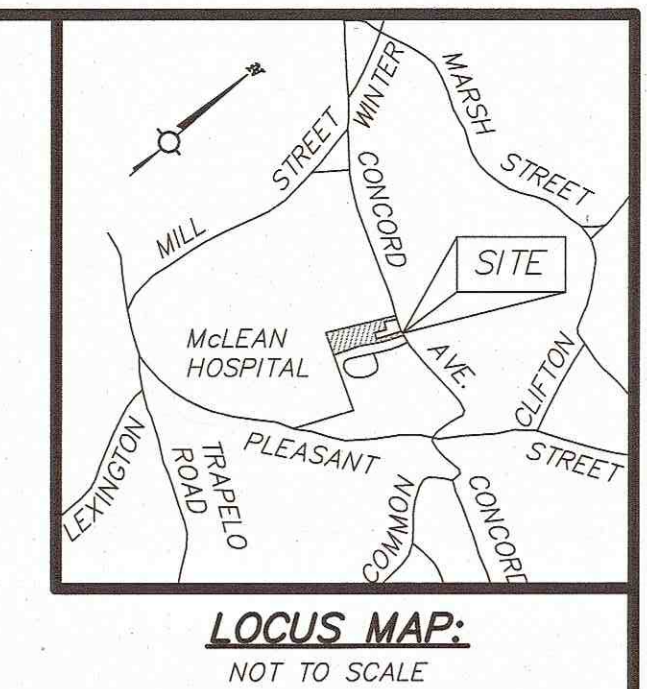
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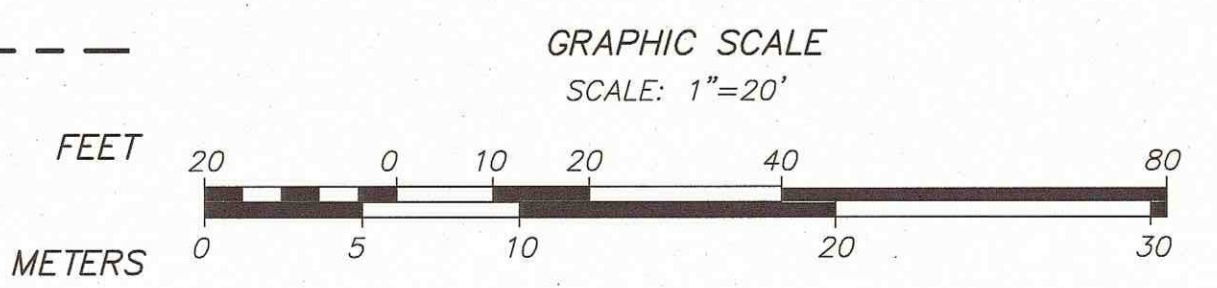
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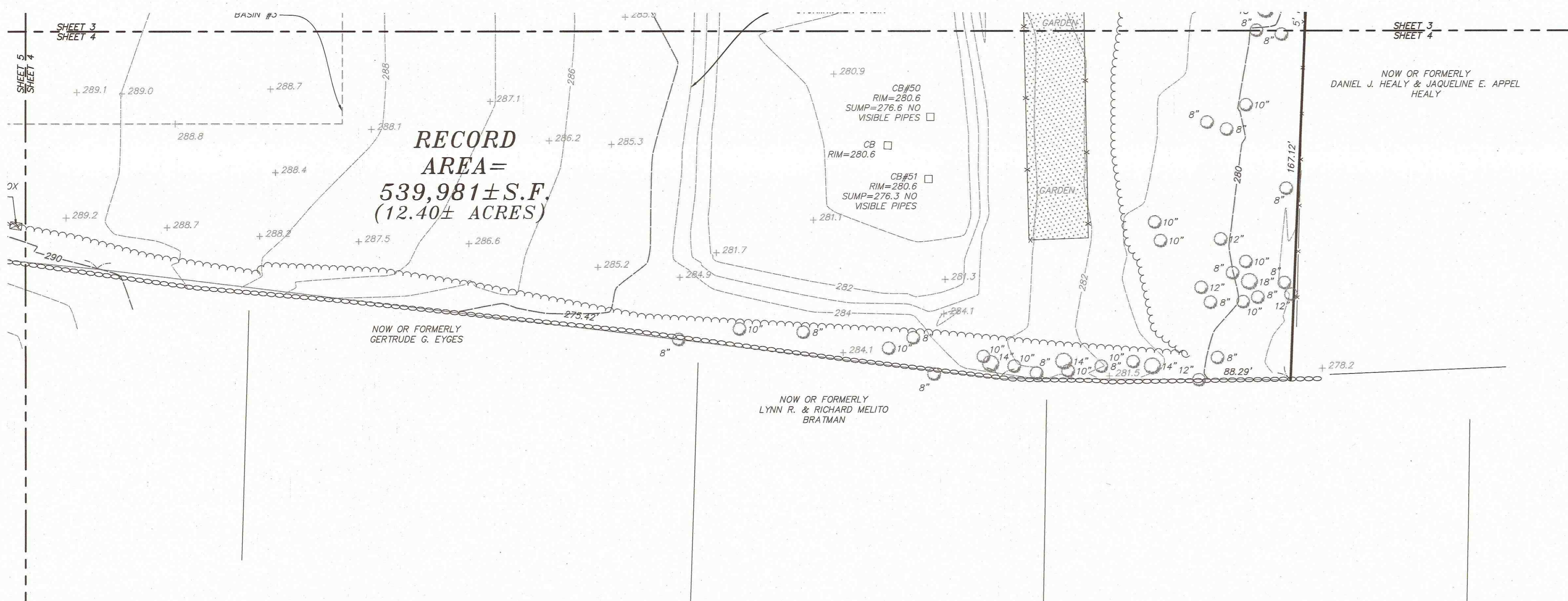
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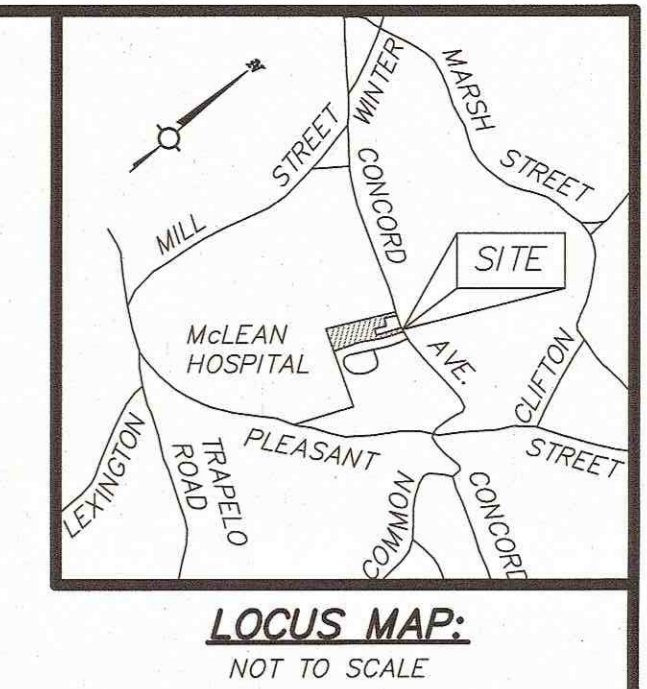
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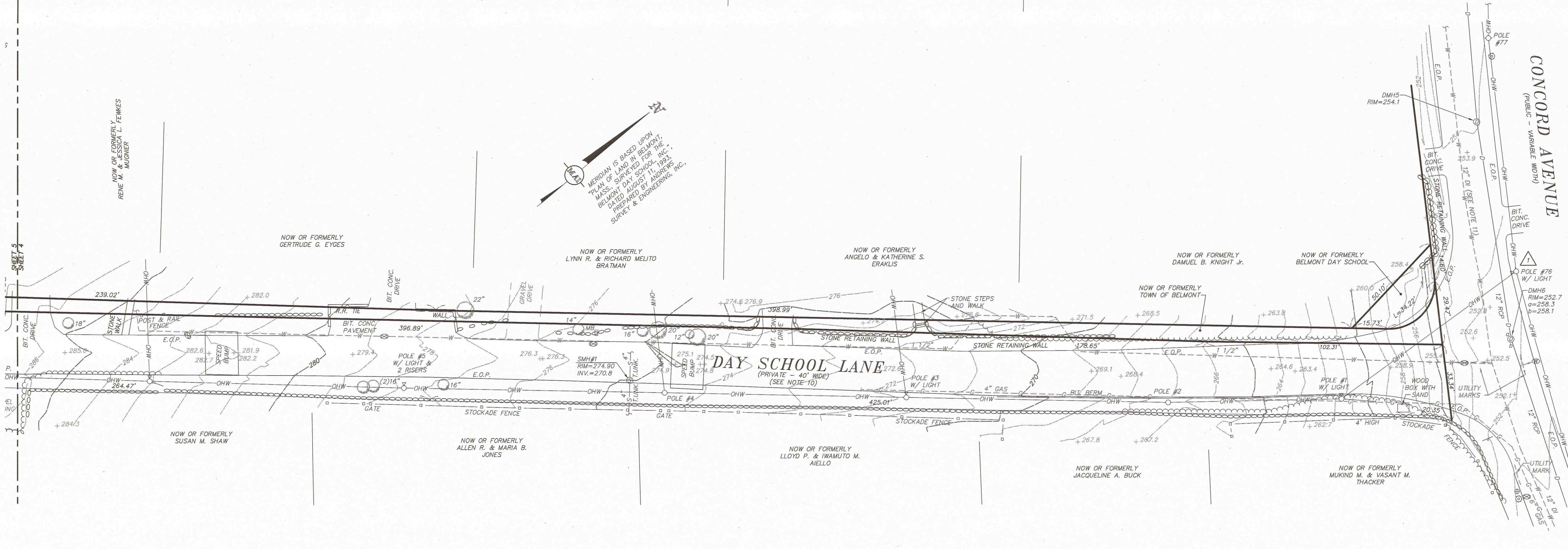
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TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
△	NAIL SET IN POLE #76, 1.0' ABOVE GROUND	254.27

(SEE NOTE 6)



CONCORD AVENUE
(PUBLIC - VARIABLE WIDTH)

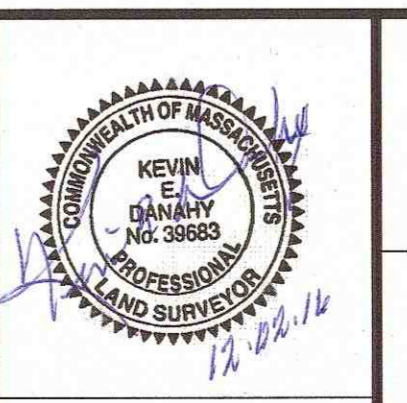
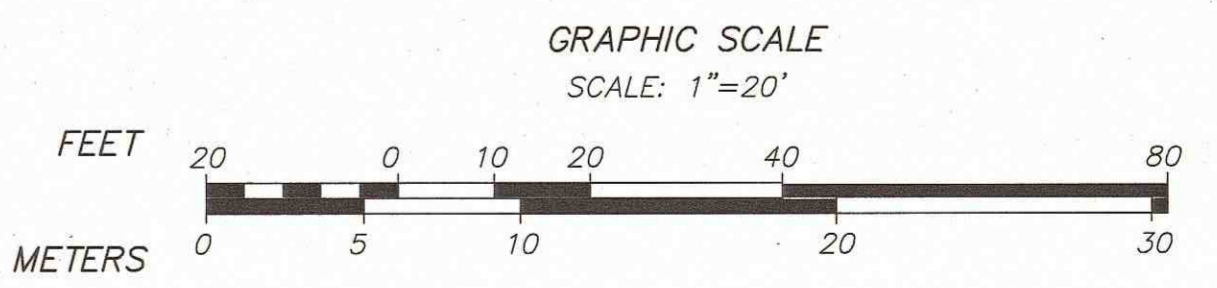
LEGEND:

	AREA OF EXPOSED LEDGE		VERIFY IN FIELD
	CONCRETE CURB		IRRIGATION SPRINKLER HEAD
	DIA.		IRRIGATION CONTROL VALVE
	EDGE OF PAVEMENT		DOWNSPOUT
	FINISHED FIRST FLOOR		MANHOLE
	THRESHOLD		MANHOLE CONCRETE
	FINISHED FIRST FLOOR		LAMP POST
	HIGH DENSITY POLYETHYLENE PIPE		SIZE AND TYPE UNKNOWN
	INVERT		ELECTRIC BOX
	CORRUGATED METAL PIPE		GUY WIRE ANCHOR
	LANDSCAPED AREA		TERMINUS UNKNOWN
	SPOT ELEVATION		SIGN
	WATER GATE		AREA DRAIN
	HYDRANT		GRANITE CURB
	SEWER MANHOLE		BITUMINOUS BERM
	DRAIN MANHOLE		WATER MAIN
	IRON POST		SEWER MAIN
	UTILITY POLE		COMPILED SEWER MAIN
	UTILITY POLE WITH LIGHT		STORM DRAIN
	DOWNSPOUT		COMPILED STORM DRAIN
	DECIDUOUS TREE		COMPILED ELECTRIC LINE
	CONIFEROUS TREE		COMPILED GAS MAIN
	1' CONTOUR		OVERHEAD WIRE
	5' CONTOUR		TREE LINE
			FENCE
			STONE RETAINING WALL
			STONE WALL

- REFERENCES:**
- PLAN No. 212 OF 2013 *
 - PLAN No. 266 OF 1957 *
 - PLAN No. 946 OF 1931 *
 - PLAN No. 593 OF 1965 *
 - PLAN No. 771 OF 1953 *
 - PLAN No. 2288 OF 1953 *
 - PLAN No. 1694 OF 1955 *
 - PLAN No. 953 OF 1945 *
 - DEED BOOK 8916, PAGE 457 *
 - DEED BOOK 22500, PAGE 25 *
 - DEED BOOK 5773, PAGE 220 *
 - PLAN OF LAND TITLED "PLAN OF LAND IN BELMONT, MASS. SURVEYED FOR THE BELMONT DAY SCHOOL, INC.", DATED AUGUST 11, 1993, PREPARED BY ANDREWS SURVEY & ENGINEERING, INC., UXBRIDGE, MASS.
 - PLAN OF LAND TITLED "PLAN OF LAND IN BELMONT, MASS. PREPARED FOR BELMONT DAY SCHOOL," DATED APRIL 17, 1997, PREPARED BY SCHOFIELD BROTHERS OF NEW ENGLAND, INC., FRAMINGHAM, MASS.

RECORD OWNER:
BELMONT DAY SCHOOL, INC.
55 DAY SCHOOL LANE
BELMONT, MASSACHUSETTS

-DEED BOOK 13177, PAGE 511*
-DEED BOOK 28053, PAGE 015*
-DEED BOOK 5724, PAGE 89*
-DEED BOOK 6883, PAGE 85*
-DEED BOOK 10652, PAGE 061*
-PLAN No. 212 OF 2013*
*DOCUMENTS ON RECORD AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS



BELMONT DAY SCHOOL
RECORD CONDITIONS PLAN OF LAND
LOCATED IN
BELMONT, MASSACHUSETTS
(MIDDLESEX COUNTY)

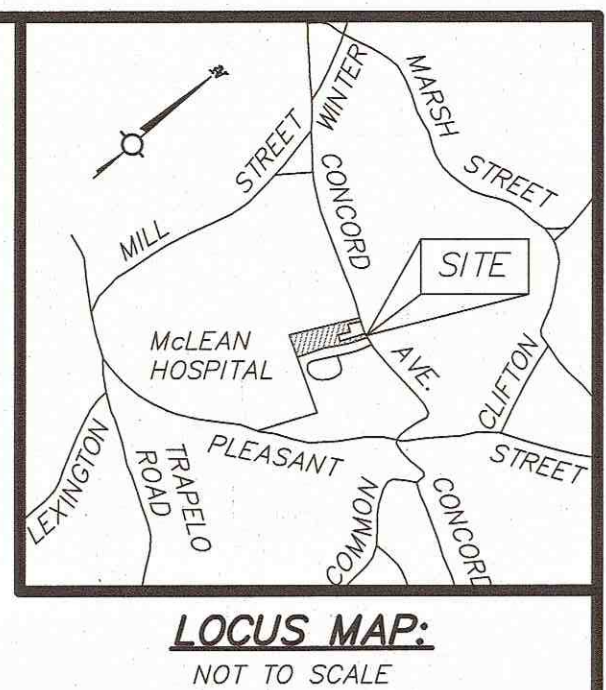
PREPARED FOR
BELMONT DAY SCHOOL, INC.
SCALE: 1" = 20' DATE: DECEMBER 2, 2016

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5930 69 MILK STREET, SUITE 302
BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (978) 299-0447 TELEPHONE: (978) 871-7000
WWW.MERIDIANSOC.COM

DWG. No. 3620-REC (2016)
BK. #471, PG. #60

NO.	DATE	DESCRIPTION	BY	CHK'D

SHEET No. 4 OF 5 PROJECT No. 3620



TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT LEFT REAR CAP BOLT OF HYDRANT	292.28

(SEE NOTE 6)

RECORD AREA =
539,981 ± S.F.
(12.40 ± ACRES)

- NOTES:**
- THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BETWEEN SEPTEMBER 2000, MAY 16, 2003, SUPPLEMENTED DECEMBER 4, 2012, AUGUST 22, 2014, AND AUGUST 23 TO NOVEMBER 30, 2016 BY MERIDIAN ASSOCIATES, INC.
 - THE SUBJECT PROPERTY DEPICTED IS LOCATED IN ZONE SINGLE RESIDENCE "A" DISTRICT (SD) AND PARTIALLY IN MCLEAN OPEN SPACE SUBDISTRICT.
 - THE SUBJECT PROPERTY IS DEPICTED AS LOTS 37A AND 33A ON TOWN OF BELMONT ASSESSOR'S MAP 62.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY, COMPILATION OF PLANS OF RECORD AND AS-BUILT DRAWINGS PREPARED BY NO DATED 7/1/02, MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
 - THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THE ELEVATIONS DEPICTED HEREON ARE REPORTED TO BE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, STARTING BENCHMARK: FIRST FLOOR ELEVATION (294.73'), AS SHOWN ON A PLAN ENTITLED "UTILITIES AND DRAINAGE PLAN - BELMONT DAY SCHOOL", PREPARED BY SAMOYES CONSULTANTS, INC., DATED MAY 5, 1995.
 - PROPERTY LINES BASED UPON A PLAN TITLED "PLAN OF LAND LOCATED IN BELMONT, MASSACHUSETTS PREPARED FOR BELMONT DAY SCHOOL, INC." PREPARED BY MERIDIAN ASSOCIATES, INC., DATED SEPTEMBER 11, 2003 RECORDED AS PLAN No. 212 OF 2013*.
 - THE SUBJECT PROPERTY IS DEPICTED IN FLOOD ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON FEMA/FIA MAP NO. 250182 0001 B, EFFECTIVE DATE: JUNE 15, 1982.
 - SITE PLANS PROVIDED TO MERIDIAN ASSOCIATES, INC. (MA) BY BELMONT DAY SCHOOL INDICATE PROPOSED UNDER DRAINS AND ROOF DRAINS. MERIDIAN ASSOCIATES HAS BEEN UNABLE TO VERIFY THE EXISTENCE AND LOCATION OF THE DRAIN LINES.
 - DAY SCHOOL LANE IS LISTED AS A PRIVATE WAY FOR THE ENTIRE LENGTH OF THE EXISTING ROADWAY BY THE TOWN OF BELMONT. THE 33±' WIDE PORTION OF THE RIGHT OF WAY DEPICTED HEREON WAS CONVEYED TO THE BELMONT DAY SCHOOL BY TWO DEEDS RECORDED IN DEED BOOK 5724, PAGE 89* AND DEED BOOK 7781, PAGE 110*. THE 7±' WIDE PORTION OF THE RIGHT OF WAY DEPICTED HEREON WAS CREATED BY PLAN NUMBER 266 OF 1957*, INTENDING TO CREATE A 40' WIDE RIGHT OF WAY. NO RECORD OF CONVEYANCE OR TAKING OF THE LAND OWNED BY BELMONT DAY SCHOOL WAS FOUND THROUGH RESEARCH AT THE MIDDLESEX REGISTRY OF DEEDS AND TOWN OF BELMONT TOWN OFFICES.
 - THE TOWN OF BELMONT WATER DEPARTMENT REPORTED TO MA ON NOVEMBER 7, 2016 THAT THERE WAS A 12" WATER MAIN IN CONCORD AVENUE (DEPICTED HEREON). NO OTHER WATER LINE IN CONCORD AVENUE WAS REPORTED.
 - REFERENCE IS MADE TO DEED BOOK 52931, PAGE 525 * DESCRIBING EASEMENT AND RIGHTS WITH BELMONT MUNICIPAL LIGHT DEPARTMENT.

LEGEND:

	AREA OF EXPOSED LEDGE		VERIFY IN FIELD
	CONCRETE		IRRIGATION SPRINKLER HEAD
	GRANITE CURB		IRRIGATION CONTROL VALVE
	EDGE OF PAVEMENT		MANHOLE
	FINISHED FIRST FLOOR		BITUMINOUS CONCRETE
	THRESHOLD		LAMP POST
	POLYVINYL CHLORIDE PIPE		SIZE AND TYPE UNKNOWN
	HIGH DENSITY POLYETHYLENE		ELECTRIC BOX
	CORRUGATED METAL PIPE		GUY WIRE ANCHOR
	LANDSCAPED AREA		TERMINUS UNKNOWN
	SPOT ELEVATION		AREA DRAIN
	WATER GATE		GRANITE CURB
	SEWER MANHOLE		BITUMINOUS BERM
	DRAIN MANHOLE		WATER MAIN
	IRON POST		SEWER MAIN
	UTILITY POLE		COMPILED SEWER MAIN
	UTILITY POLE WITH LIGHT		STORM DRAIN
	DOWNSPOUT		COMPILED ELECTRIC LINE
	DECIDUOUS TREE		COMPILED GAS MAIN
	CONIFEROUS TREE		OVERHEAD WIRE
	1' CONTOUR		STONE RETAINING WALL
	5' CONTOUR		STONE WALL

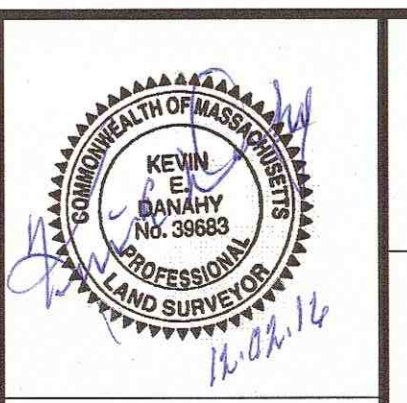
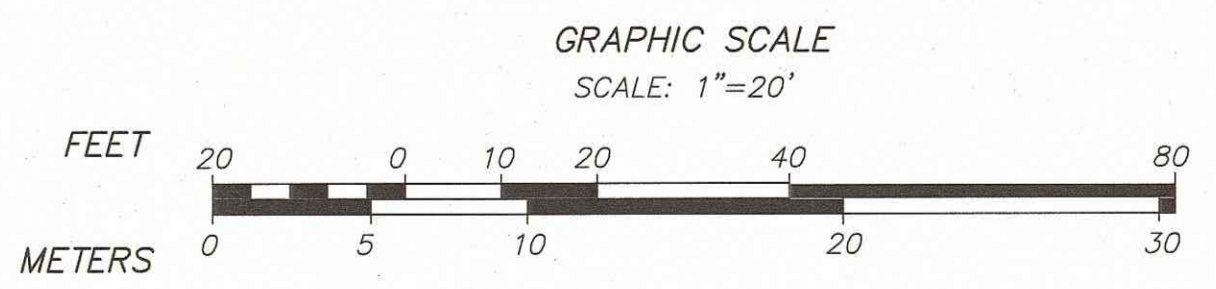
- REFERENCES:**
- PLAN No. 212 OF 2013 *
 - PLAN No. 266 OF 1957 *
 - PLAN No. 948 OF 1931 *
 - PLAN No. 593 OF 1985 *
 - PLAN No. 771 OF 1953 *
 - PLAN No. 2288 OF 1953 *
 - PLAN No. 1694 OF 1955 *
 - PLAN No. 953 OF 1945 *
 - PLAN No. 330 OF 1977 *
 - PLAN No. 414, PLAN 85 *
 - DEED BOOK 8916, PAGE 457 *
 - DEED BOOK 22500, PAGE 25 *
 - DEED BOOK 5773, PAGE 220 *
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- * DOCUMENTS RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS.

RECORD OWNER:

BELMONT DAY SCHOOL, INC.
 55 DAY SCHOOL LANE
 BELMONT, MASSACHUSETTS

—DEED BOOK 13177, PAGE 511*
 —DEED BOOK 7781, PAGE 110*
 —DEED BOOK 26053, PAGE 015*
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 —DEED BOOK 6883, PAGE 85*
 —DEED BOOK 10652, PAGE 061*
 —PLAN No. 212 OF 2013*

*DOCUMENTS ON RECORD AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS



BELMONT DAY SCHOOL
RECORD CONDITIONS PLAN OF LAND
 LOCATED IN
BELMONT, MASSACHUSETTS
 (MIDDLESEX COUNTY)

PREPARED FOR
BELMONT DAY SCHOOL, INC.
 SCALE: 1" = 20' DATE: DECEMBER 2, 2016

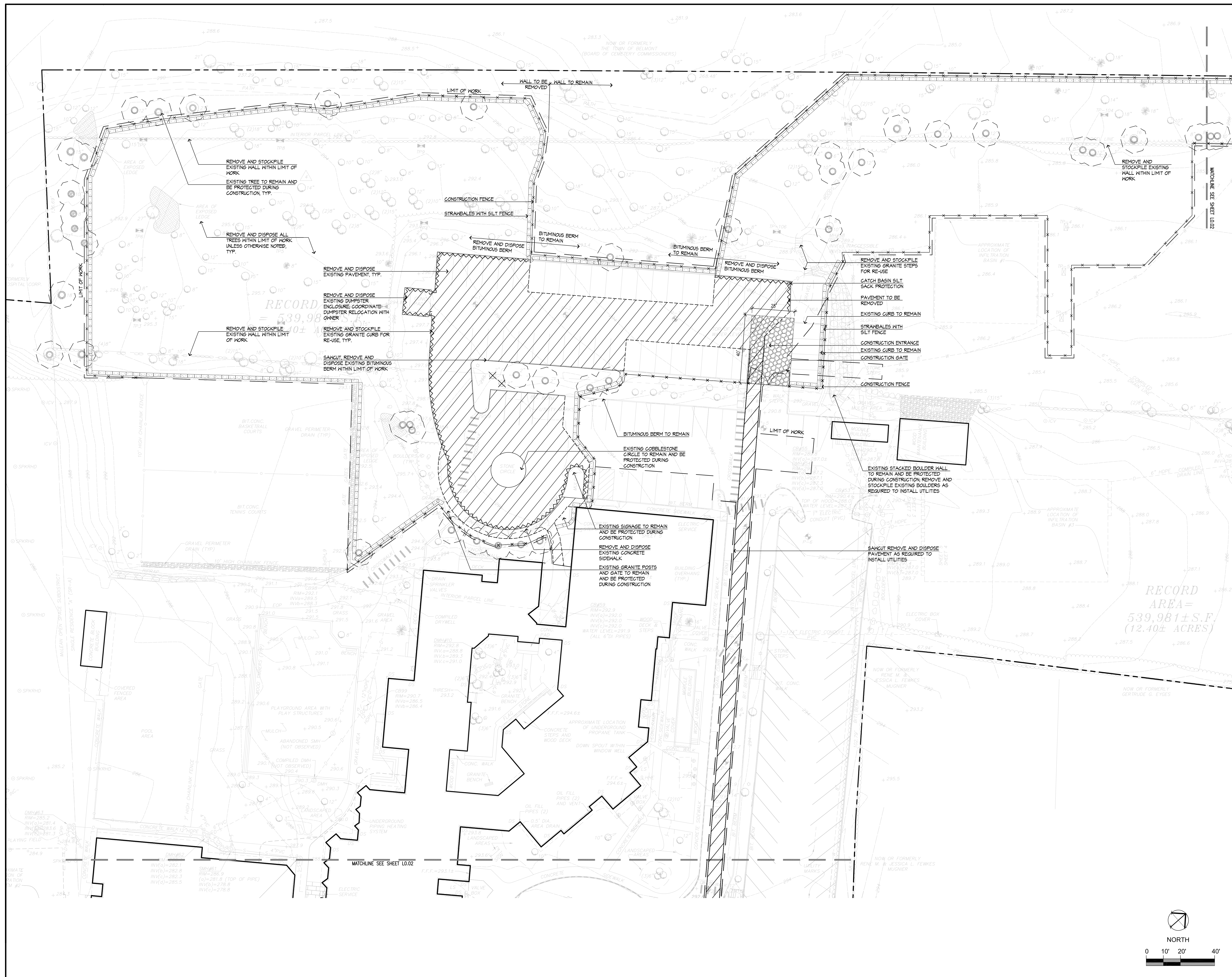
MERIDIAN ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950 WESTBOROUGH, MASSACHUSETTS 01581
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 394-4447
 WWW.MERIDIANASSOC.COM

SHEET No. 5 OF 5 PROJECT No. 3620

DWG. No. 3620-REC (2016)
 BK. #471, PG. #60

NO.	DATE	DESCRIPTION	BY	CHK'D

ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD INFORMATION RECOVERED THROUGH RESEARCH WITHOUT SURFACE DEMARCATION NOR SUBSURFACE VERIFICATION.



BELMONT DAY SCHOOL BARN

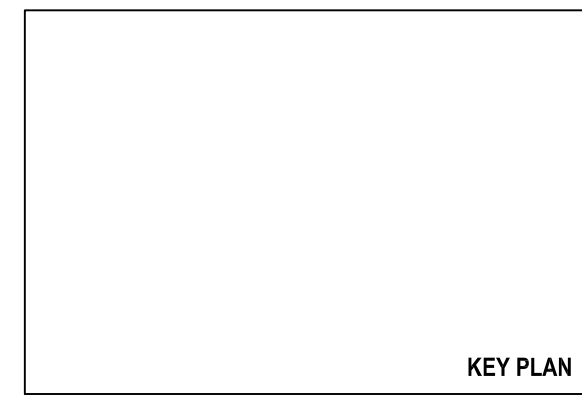
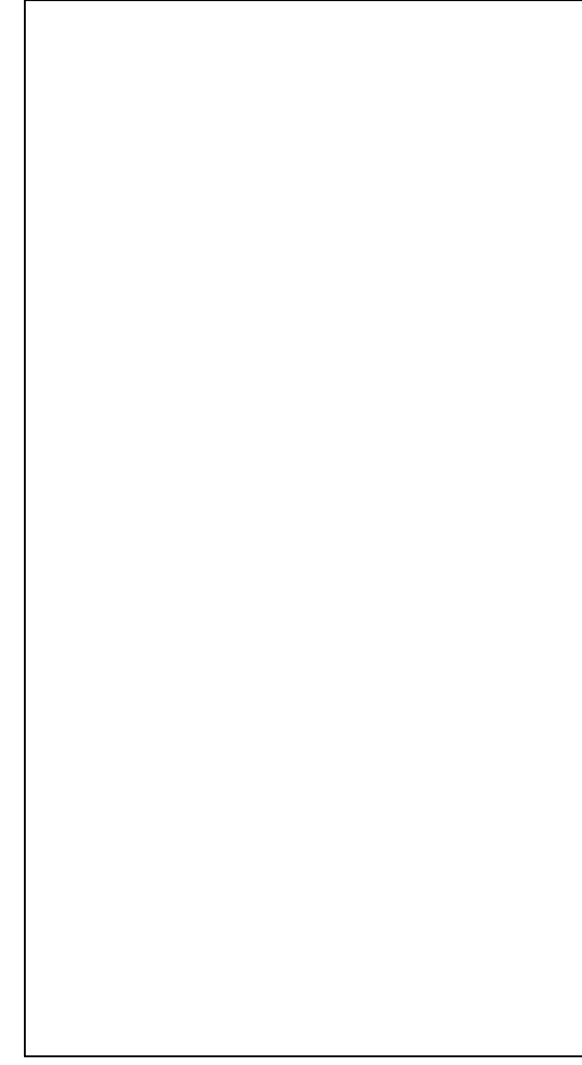
PROJECT
 BELMONT DAY SCHOOL
 55 DAY SCHOOL LN
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 OWNER

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 BOSTON, MA 02110
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 utilidesign.com ARCHITECT

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 LANDSCAPE/CIVIL

RIST-FROST SHUMWAY ENGINEERING
 71 WATER STREET
 LACONIA, NH 03246
 P 603 524.4647
 MEP/PF



DATE	REVISION
February 27, 2017	Site Plan Review Submission

REVISIONS ON SHEET

SCALE	UTILE PROJECT NUMBER
AS NOTED	1637

SITE PREPARATION PLAN

L0.01

BELMONT DAY SCHOOL BARN

PROJECT
BELMONT DAY SCHOOL

55 DAY SCHOOL LN
BELMONT, MA 02478

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LANDSCAPE/CIVIL
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P 603 524.4647

MEP/FP

KEY PLAN

STAMP

DATE	REVISION
February 27, 2017	Site Plan Review Submission

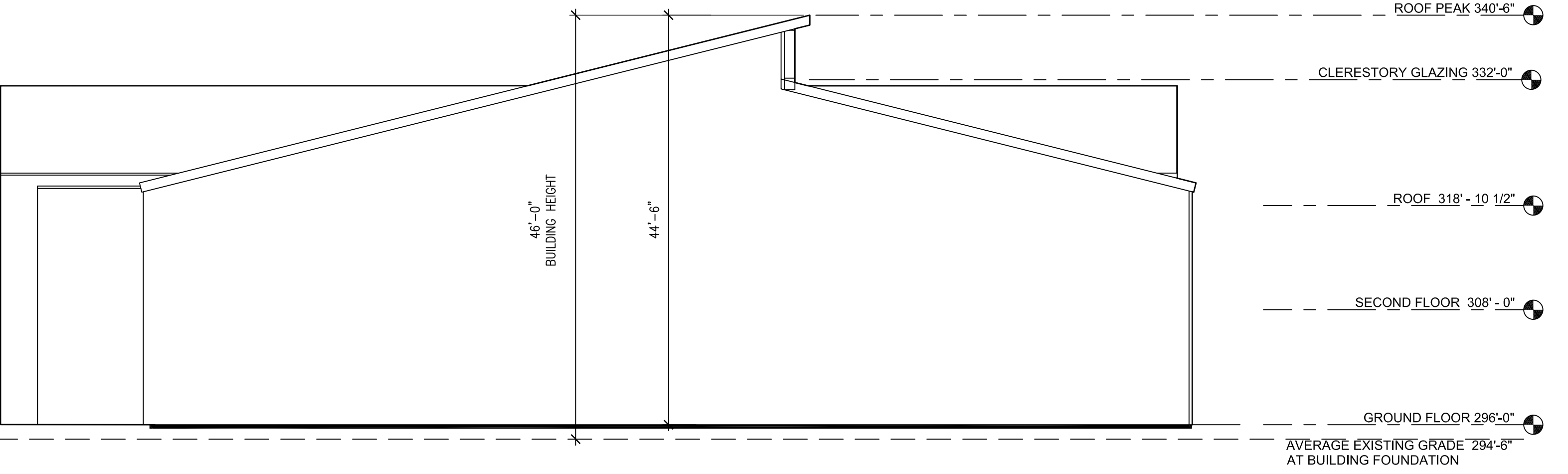
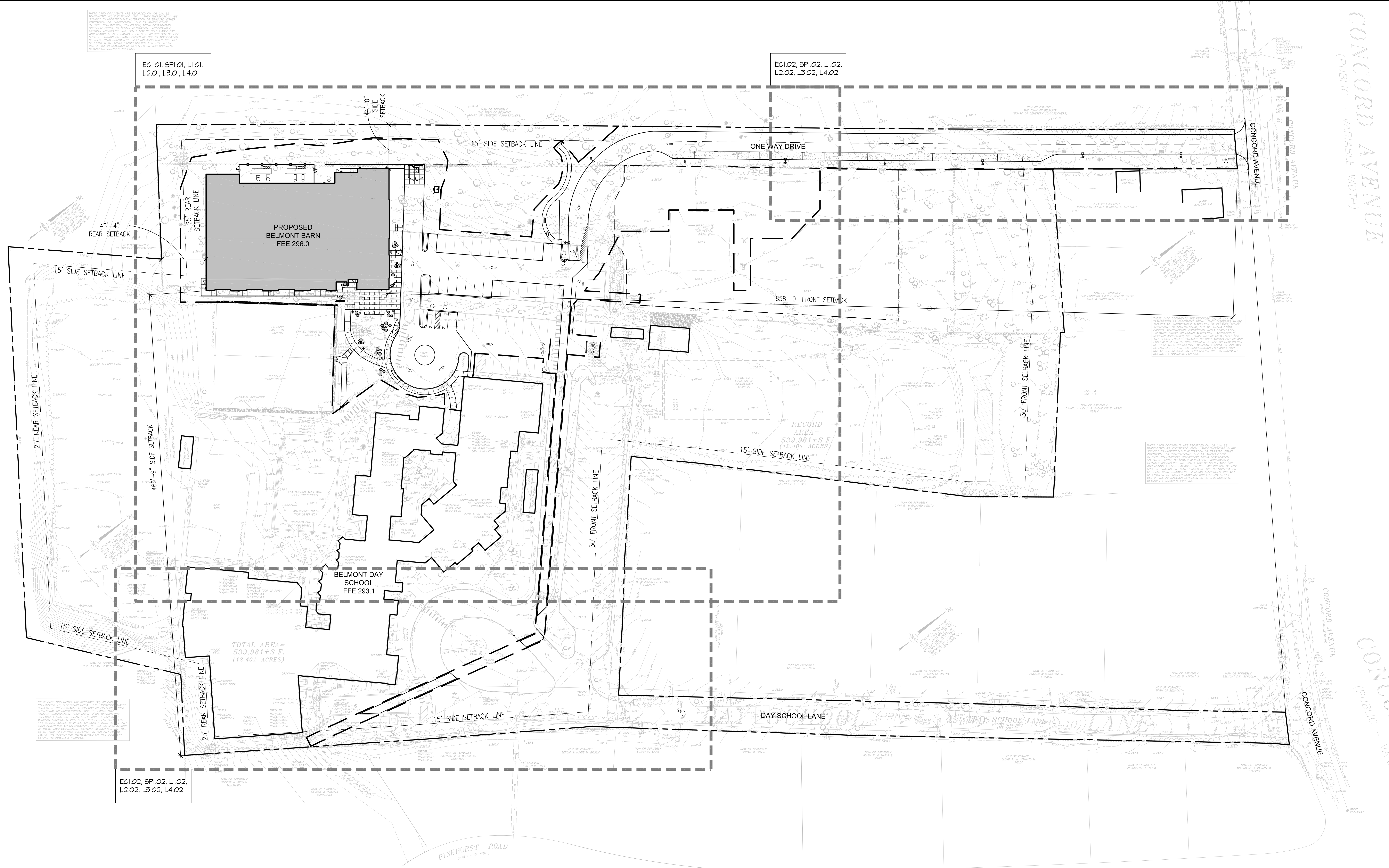
REVISIONS ON SHEET

SCALE AS NOTED

UTILITE PROJECT NUMBER 1637

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HEIGHT CALCULATION DIAGRAM
SCALE: 1"=10'-0"

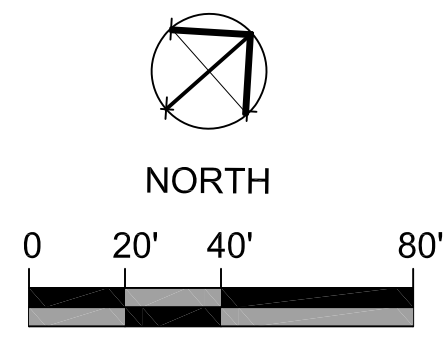
ZONING DATA - SINGLE RESIDENCE A (SR-A)			
	REQUIRED	EXISTING	PROPOSED
BUILDING			
LOT AREA	25,000 S.F. (0.57 ACRES)	539,981 S.F. (12.40 ACRES)±	539,981 S.F. (12.40 ACRES)±
LOT FRONTAGE	125'	73'	73' (EXISTING)
FLOOR AREA RATIO	N/A	N/A	N/A
LOT COVERAGE	20%	9%	13%
OPEN SPACE	50%	74%	70%
FRONT SETBACK*	30'	552'	552' (858' TO NEW BUILDING)
SIDE SETBACK*	15'	15'	44'-0"
REAR SETBACK*	25'	18'	45'-4"
BUILDING HEIGHT*	36'	36'	46'-0"
STORIES	2-1/2 STORIES	2-1/2 STORIES	2 STORIES
1/2 STORY CALCULATION	N/A	N/A	N/A
PARKING/LANDSCAPE			
PARKING LOT/PAVED AREAS		93,827 S.F.	91,640 S.F.
CAR PARKING SPACE REQUIREMENT [4 FULL-TIME EMPLOYEE (FTE)]	AS DETERMINED BY PLANNING BOARD BASED ON SIMILAR USES	127 (1.53/FTE)	131 (1.58/FTE)
ACCESSIBLE PARKING SPACES	4 + 1 VAN ACCESSIBLE	2 + 1 VAN ACCESSIBLE	4 + 1 VAN ACCESSIBLE
INTERNAL PARKING LANDSCAPED AREA	5% TOTAL PARKING AREA	13% (13,079) S.F.	13% (12,259) S.F.

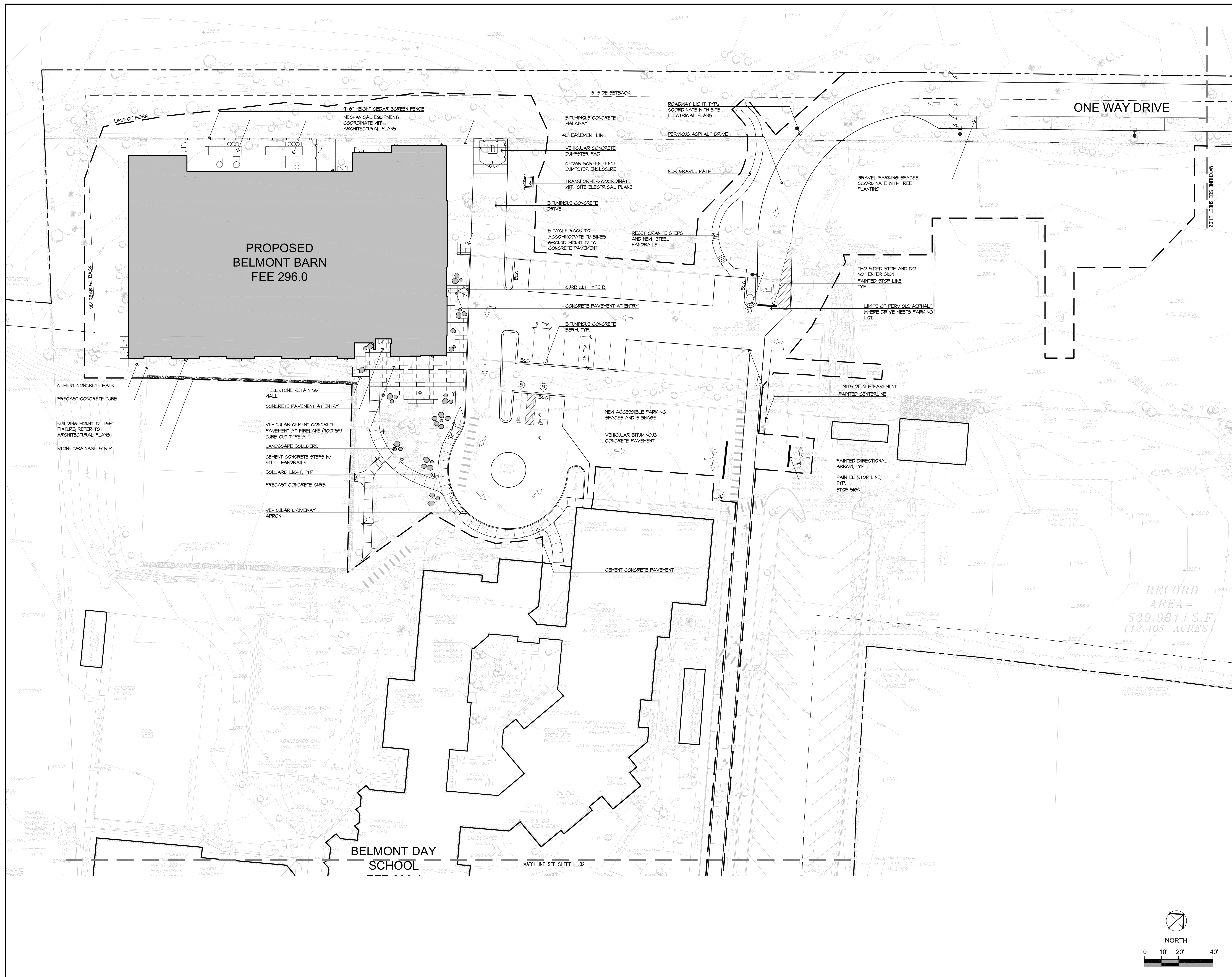
*REFERENCE 'SETBACK REQUIREMENTS FOR INCREASED BUILDING HEIGHT' CHART TO THE RIGHT

SETBACK REQUIREMENTS FOR INCREASED BUILDING HEIGHT			
	MIN. SETBACK (36' BUILDING)	MIN. SETBACK WITH BUILDING HT. OF 46'-0"	PROVIDED
PROPOSED BELMONT BARN			
FRONT SETBACK	30'	30'+10'-0"= 40'-0"	858'-0"
SIDE SETBACK	15'	15'+10'-0"= 25'-0"	44'-0"
REAR SETBACK	25'	25'+10'-0"= 35'-0"	45'-4"

PER BELMONT ZONING BY-LAW SECTION 4.2.2.B.2.
IN THE SR DISTRICTS, GREATER HEIGHT IS PERMITTED PROVIDED THE BUILDING SETBACK FROM EACH STREET AND LOT LINE EXCEEDS OTHERWISE APPLICABLE REQUIREMENTS BY 10 FEET PLUS ONE FOOT FOR EACH FOOT OF EXCESS, BUT IN NO CASE SHALL BUILDING HEIGHT EXCEED 60 FEET OR 4 STORIES IN HEIGHT.

- PROPOSED PARKING COUNT NOTES
- 13 EXISTING SPACES REMOVED FOR NEW PARKING LOT CONFIGURATION TO ACCOMMODATE BARN AND ACCESS DRIVE
 - 11 NEW SPACES PROVIDED AT ACCESS DRIVE





BELMONT DAY SCHOOL BARN

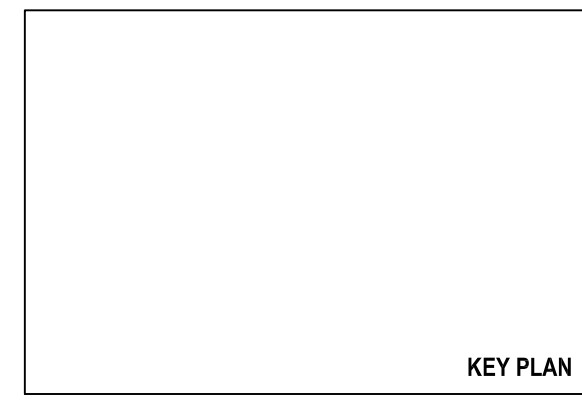
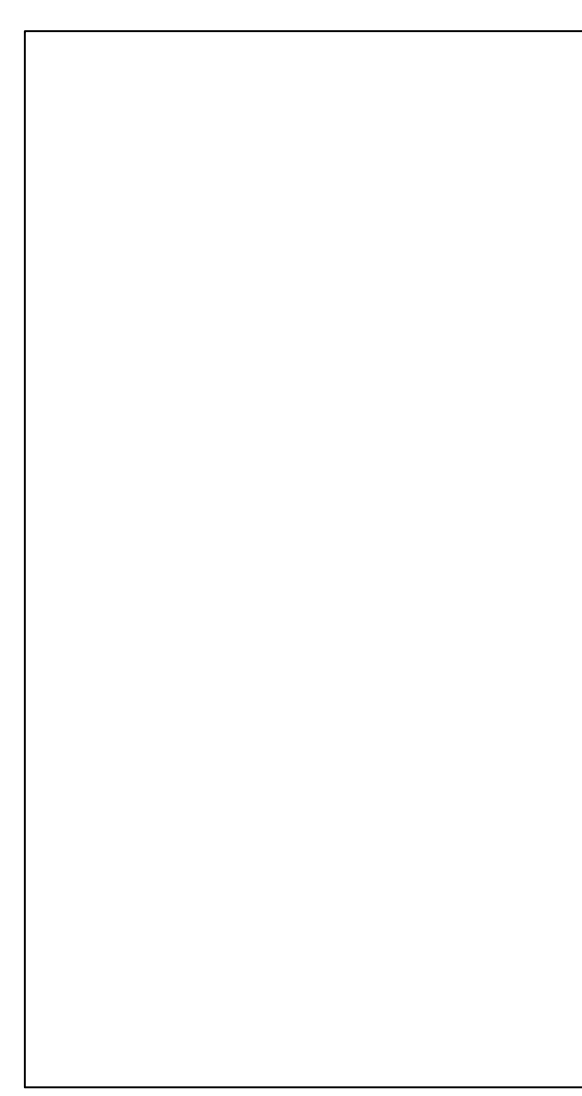
PROJECT
 BELMONT DAY SCHOOL
 55 DAY SCHOOL LN
 BELMONT, MA 02478
 OWNER

utile
 ARCHITECTURE + URBAN DESIGN
 115 KINGSTON ST
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 LACONIA, NH 03246
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 MEP/FP



STAMP

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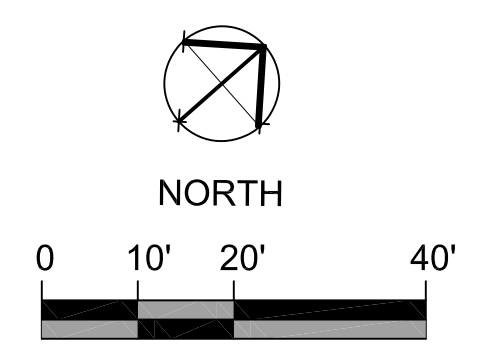
REVISIONS ON SHEET

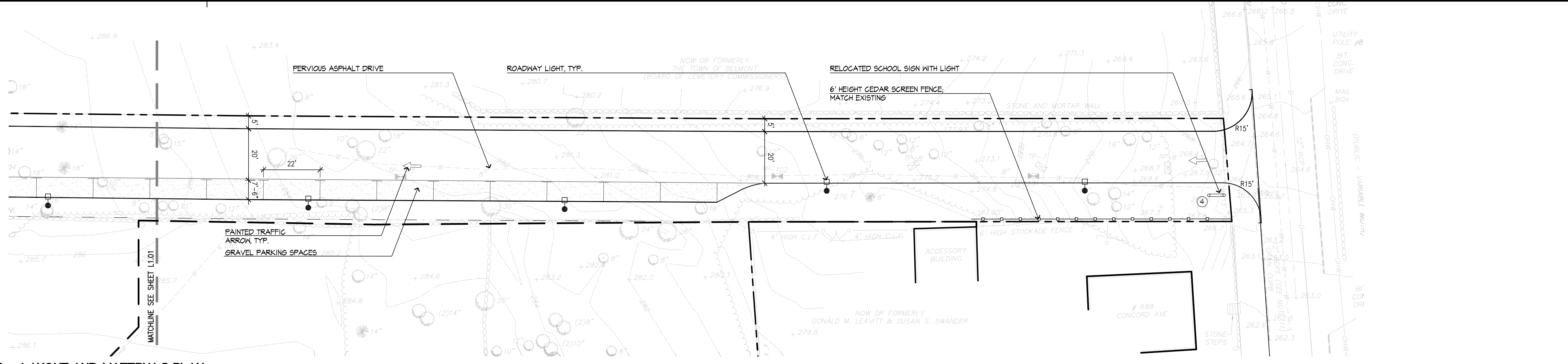
NO.	DATE	DESCRIPTION
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SCALE AS NOTED
 UTILE PROJECT NUMBER 1637

LAYOUT AND MATERIALS PLAN

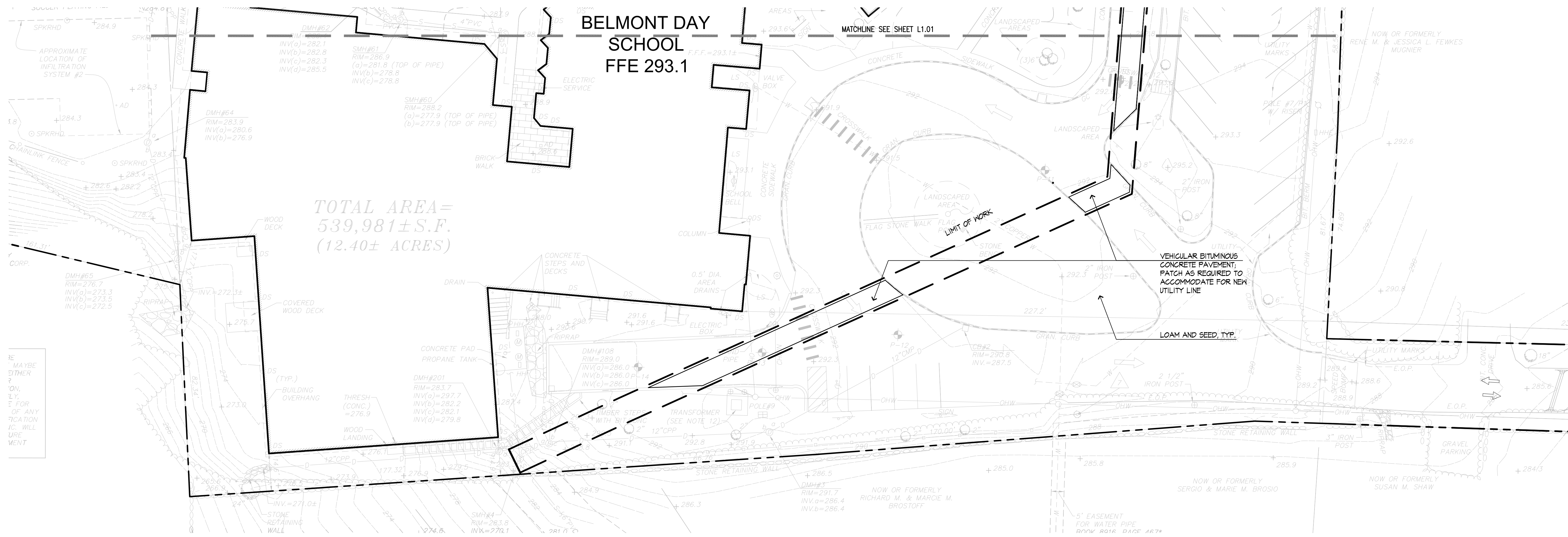
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LAYOUT AND MATERIALS PLAN

1"=20'-0"



LAYOUT AND MATERIALS PLAN

1"=20'-0"

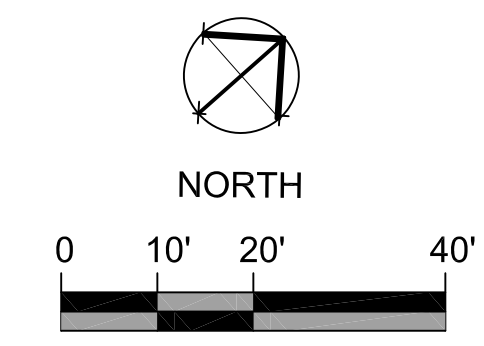
LAYOUT AND MATERIAL NOTES

- EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY MERIDIAN ASSOCIATES OF BEVERLY, MASSACHUSETTS AND IS DATED 2 DECEMBER, 2016.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
- ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE TOWN OF BELMONT AND THE MASSACHUSETTS HIGHWAY DEPARTMENT.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAILS CONTIGUOUS TO THE BUILDINGS, INCLUDING SIDEWALKS, RAMP, UTILITY ENTRANCE LOCATIONS, WALL PACKS, CONCRETE DOOR PADS, ROOF DRAINS, ETC.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, WHICHEVER IS MORE STRINGENT.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: ALL DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING. ALL DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. ALL DIMENSIONS ARE TO CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
FOR LAYOUT AND DIMENSIONING OF BUILDINGS, SEE ARCHITECTURAL DRAWINGS.
- SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR GAPPED OR DEMOLISHED AS REQUIRED.

SIGN SCHEDULE		
SIGN NUMBER	DESCRIPTION	QUANTITY
(1)	STOP SIGN	2
(2)	DO NOT ENTER	1
(3)	ACCESSIBLE PARKING	2
(4)	RELOCATED BELMONT DAY SCHOOL SIGN	1

LEGEND

- PROPERTY LINE
- - - LIMIT OF WORK LINE
- ROADWAY LIGHT
- ⊕ PEDESTRIAN BOLLARD
- ▭ CEMENT CONCRETE PAVEMENT
- ▭ PRE-CAST CONCRETE CURB
- ▭ BITUMINOUS CONCRETE CURB
- ▭ CEDAR SCREEN FENCE
- ⊞ TRANSFORMER
- ⊞ DUMPSTER ENCLOSURE
- ⊞ BUILDING MOUNTED LIGHT FIXTURE



BELMONT DAY SCHOOL BARN

PROJECT

BELMONT DAY SCHOOL

55 DAY SCHOOL LN
BELMONT, MA 02478

OWNER

utile
ARCHITECTURE + URBAN DESIGN

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STANTEC
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LANDSCAPE/CIVIL

RIST-FROST SHUMWAY ENGINEERING
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MEP/FP

KEY PLAN

STAMP

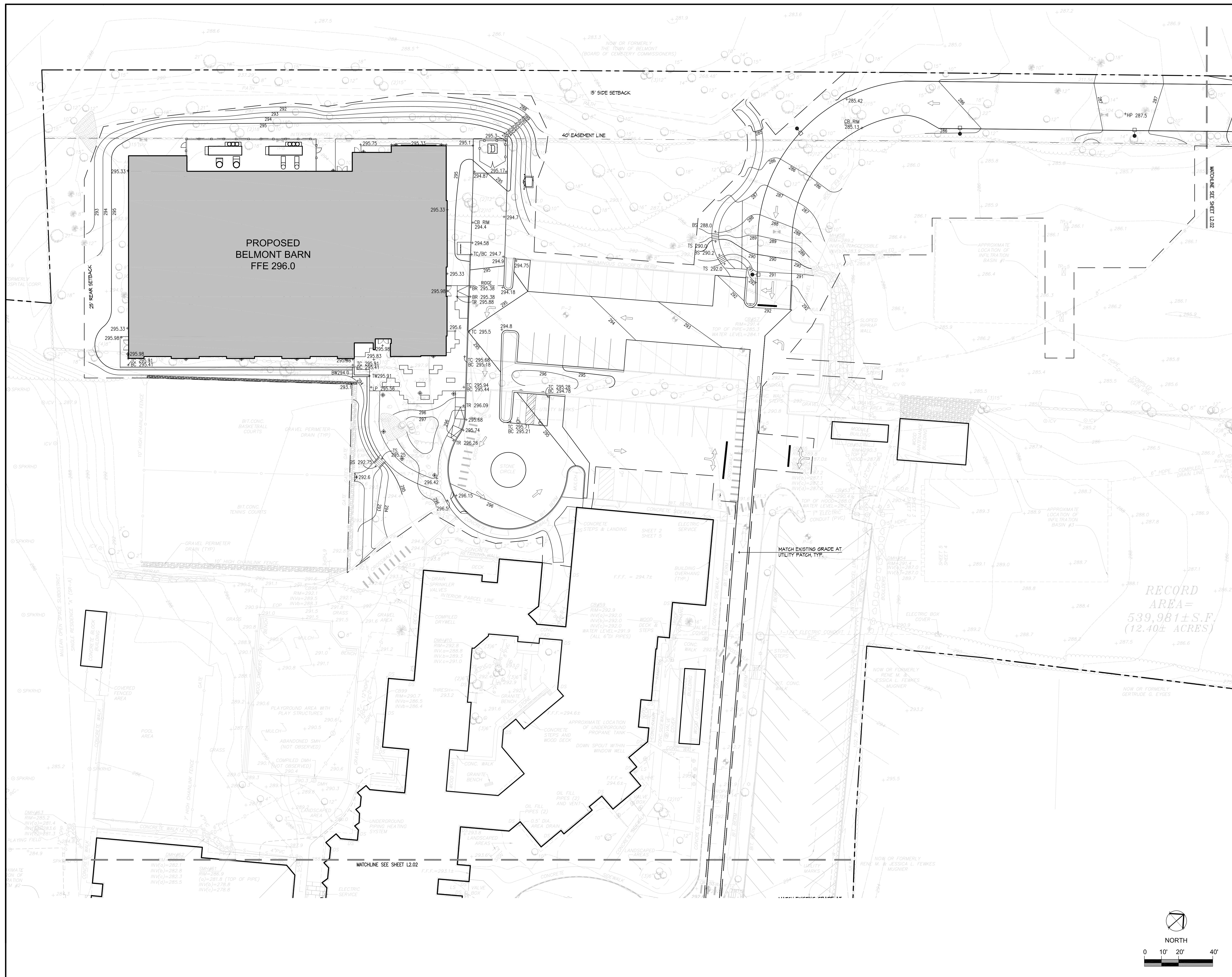
DATE: February 27, 2017 REVISION: Site Plan Review Submission

REVISIONS ON SHEET

SCALE: AS NOTED UTILE PROJECT NUMBER: 1637

LAYOUT AND MATERIALS PLAN

L1.02



BELMONT DAY SCHOOL BARN

PROJECT

BELMONT DAY SCHOOL

55 DAY SCHOOL LN
BELMONT, MA 02478

OWNER

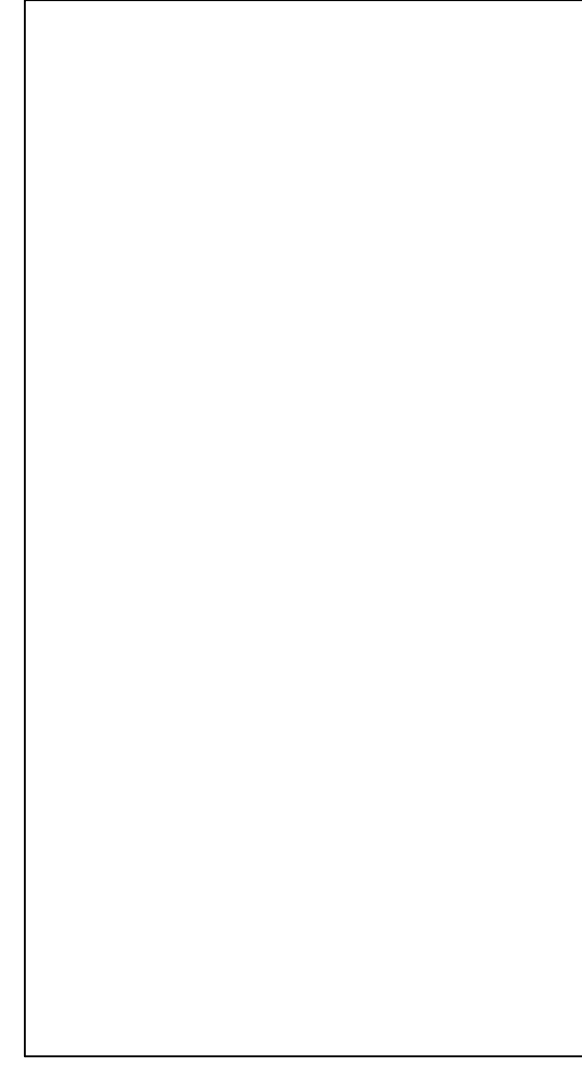
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71 WATER STREET
LACONIA, NH 03246
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KEY PLAN

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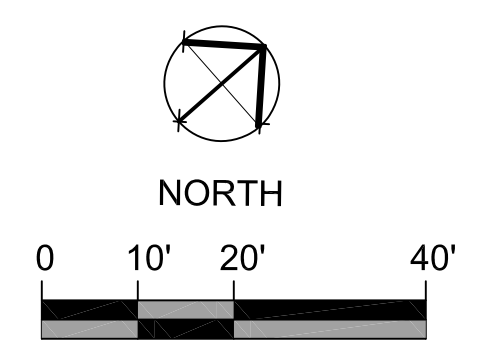
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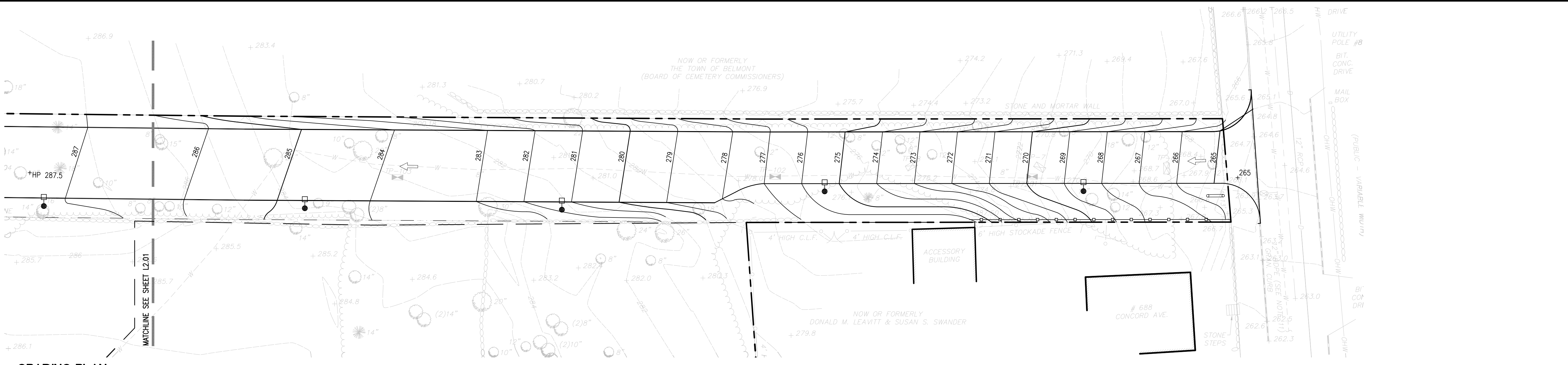
SCALE AS NOTED

UTILE PROJECT NUMBER 1637

GRADING PLAN

L2.01

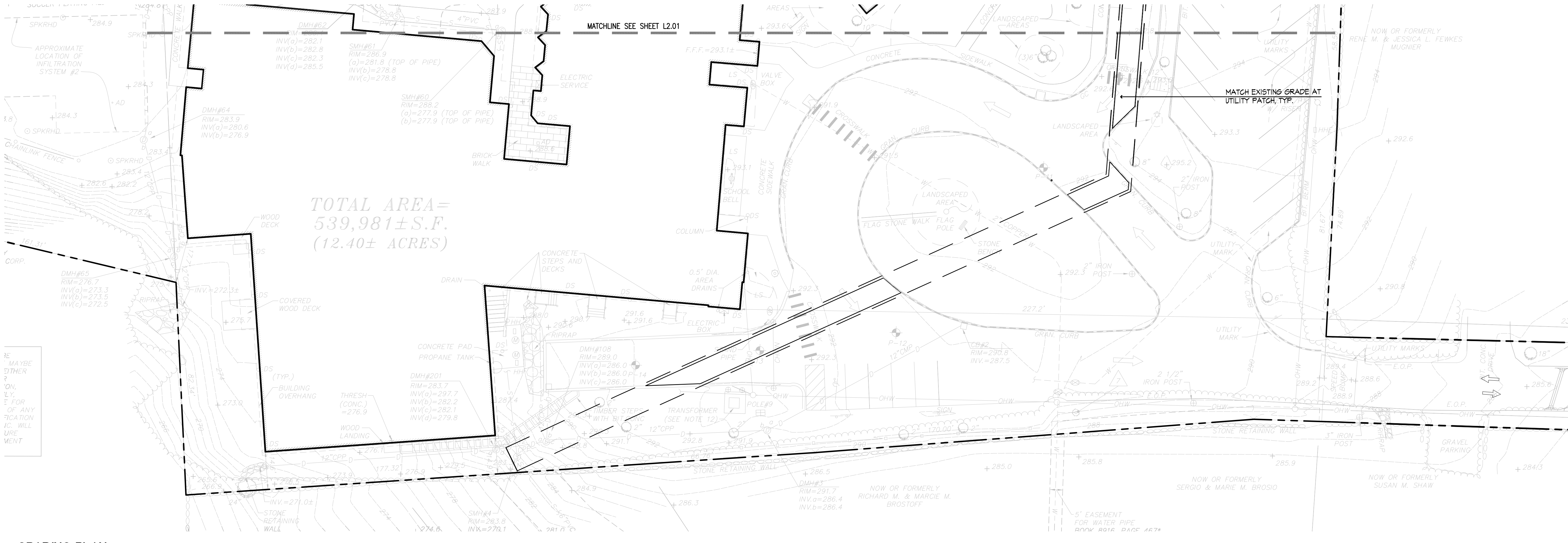




GRADING LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- 285 — PROPOSED CONTOUR MAJOR LINE
- 282 — PROPOSED CONTOUR MINOR LINE
- + (294.75) EXISTING SPOTGRADE TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- + 294.75 SPOTGRADE
- + TW TOP OF WALL ELEVATION
- + BW BOTTOM OF WALL ELEVATION
- + TS TOP OF STAIRS ELEVATION
- + BS BOTTOM OF STAIRS ELEVATION
- + TC TOP OF CURB ELEVATION
- + BC BOTTOM OF CURB ELEVATION
- + FFE FINISH FLOOR ELEVATION
- AD AREA DRAIN
- CB CATCH BASIN

GRADING PLAN
1"=20'-0"



GRADING PLAN
1"=20'-0"

GRADING NOTES

1. EXISTING CONDITIONS INFORMATION IS REPRODUCED FROM THE SURVEY PREPARED BY MERIDIAN ASSOCIATES OF BEVERLY, MASSACHUSETTS AND IS DATED 2 DECEMBER, 2016.
2. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
3. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
5. MAXIMUM SLOPE IN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL MEET THE REQUIREMENTS OF 521 CMR OF THE ARCHITECTURAL ACCESS BOARD REGULATIONS. ALL GRADES ON WALKWAYS, RAMPS, CURB CUTS AND PARKING AREAS AS DEFINED BY 521 CMR SHALL COMPLY WITH THE MAXIMUM ALLOWABLE GRADES. GRADES SHALL BE MEASURED AT TWO FOOT INTERVALS. CROSS SLOPES ON ALL WALKS, PATHS OF TRAVEL AND ACCESSIBLE ROUTES AS DEFINED IN 521 CMR SHALL NOT EXCEED 1:5%. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARISE BETWEEN THE ACTUAL GRADES SHOWN ON THE PLANS AND THE MAXIMUM ALLOWABLE GRADES INDICATED IN 521 CMR.
12. ALL WALKWAYS SHALL BE GRADED TO A MAXIMUM 4:5% RUNNING SLOPE (PARALLEL TO THE DIRECTION OF TRAVEL). THE CROSS PITCH OF ALL WALKWAYS, PATHS AND PLAZAS SHALL NOT EXCEED 1:5% (PERPENDICULAR TO THE DIRECTION OF TRAVEL). THE SLOPE OF ALL RAMPS AND SIDE SLOPES OF HANDICAP CURB CUTS AS DEFINED BY SECTION 24.1 OF 521 CMR SHALL BE CONSTRUCTED AT 1:5% MAXIMUM. RAMPS AS DEFINED IN SECTION 24.1 OF 521 CMR SHALL BE CONSTRUCTED TO A MAXIMUM SLOPE OF 1:5%.
13. ENSURE ALL EXISTING (TO REMAIN), AND PROPOSED MANHOLE COVERS PROPERLY IDENTIFY UTILITY SERVICED.
14. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
15. BITUMINOUS CONCRETE ELEVATIONS AT CATCH BASINS TO BE 1/4 INCH ABOVE RIM ELEVATION SHOWN FOR CATCH.
16. CONTRACTOR TO ADJUST UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
17. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND/OR CAPPED OR DEMOLISHED AS REQUIRED.

BELMONT DAY SCHOOL BARN

PROJECT

BELMONT DAY SCHOOL

55 DAY SCHOOL LN
BELMONT, MA 02478

OWNER

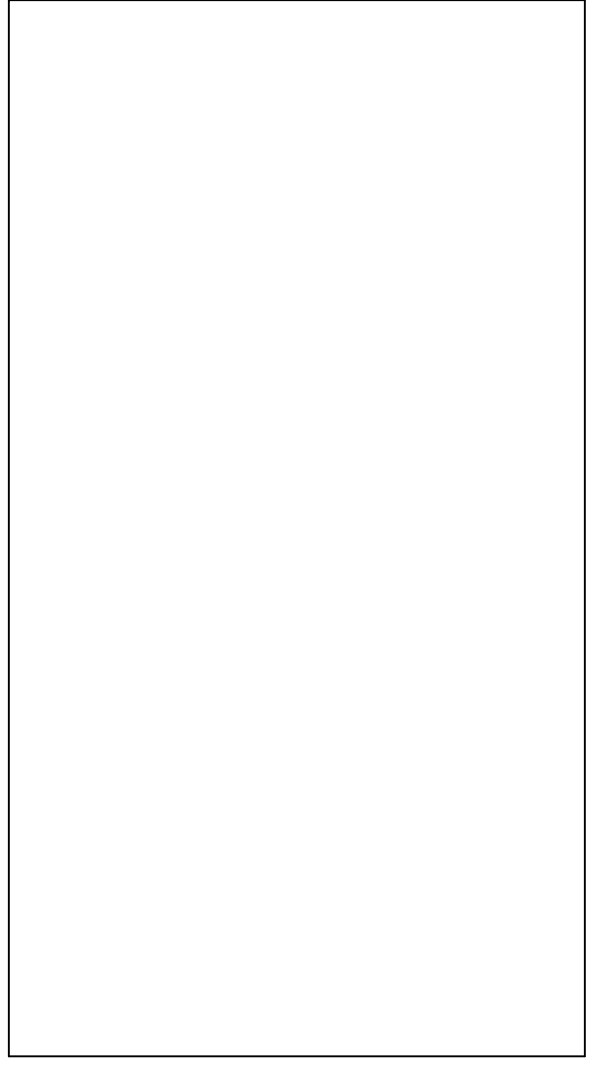
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LANDSCAPE/CIVIL

RIST-FROST SHUMWAY ENGINEERING
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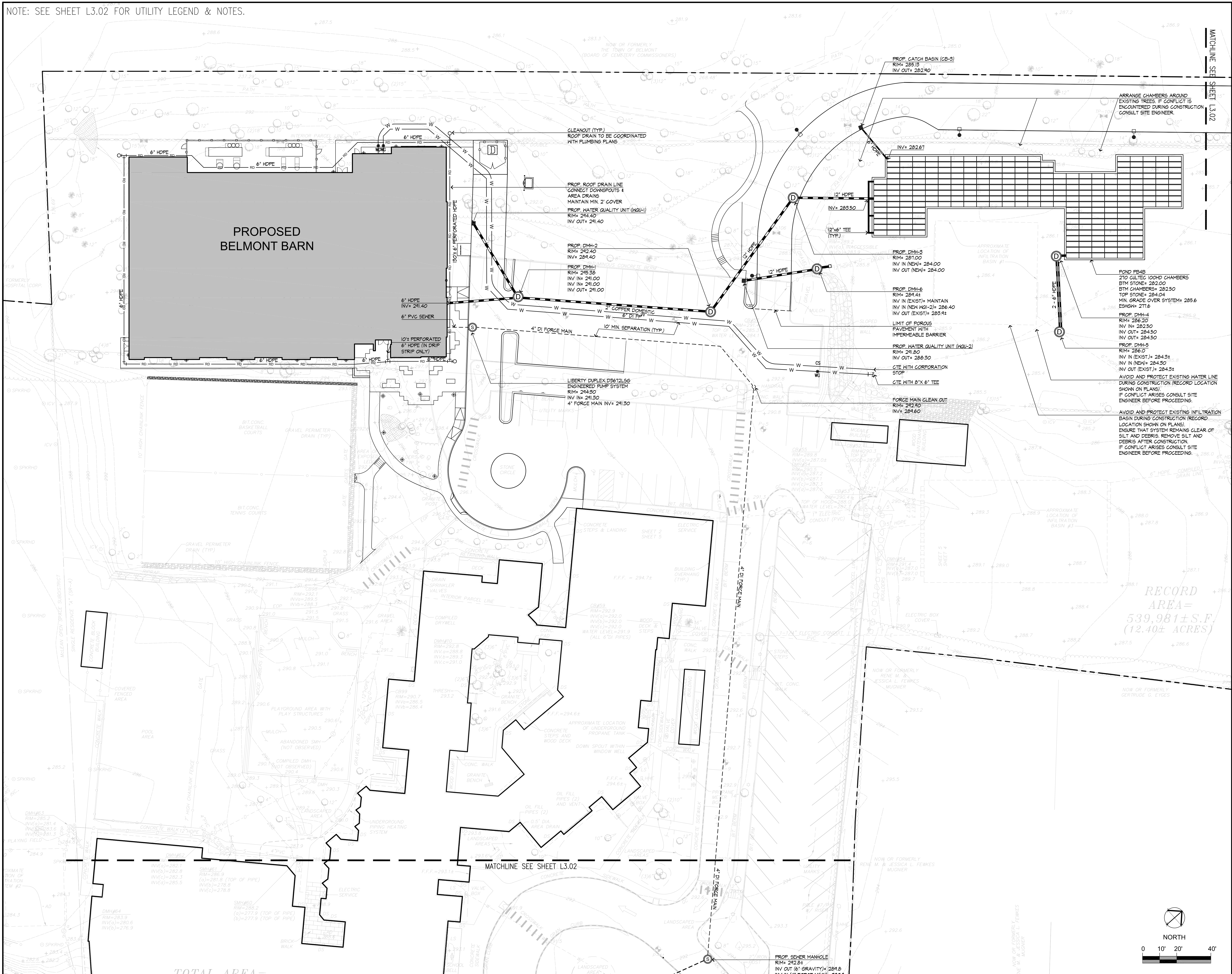
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GRADING PLAN

L2.02

NOTE: SEE SHEET L3.02 FOR UTILITY LEGEND & NOTES.



BELMONT DAY SCHOOL BARN

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AVOID AND PROTECT EXISTING INFILTRATION BASIN DURING CONSTRUCTION (RECORD LOCATION SHOWN ON PLANS).
 ENSURE THAT SYSTEM REMAINS CLEAR OF SILT AND DEBRIS AFTER CONSTRUCTION.
 IF CONFLICT ARISES CONSULT SITE ENGINEER BEFORE PROCEEDING.

RECORD AREA = 539,981 ± S.F. (12.40 ± ACRES)

KEY PLAN

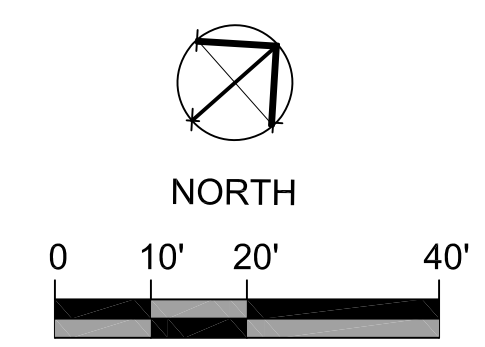
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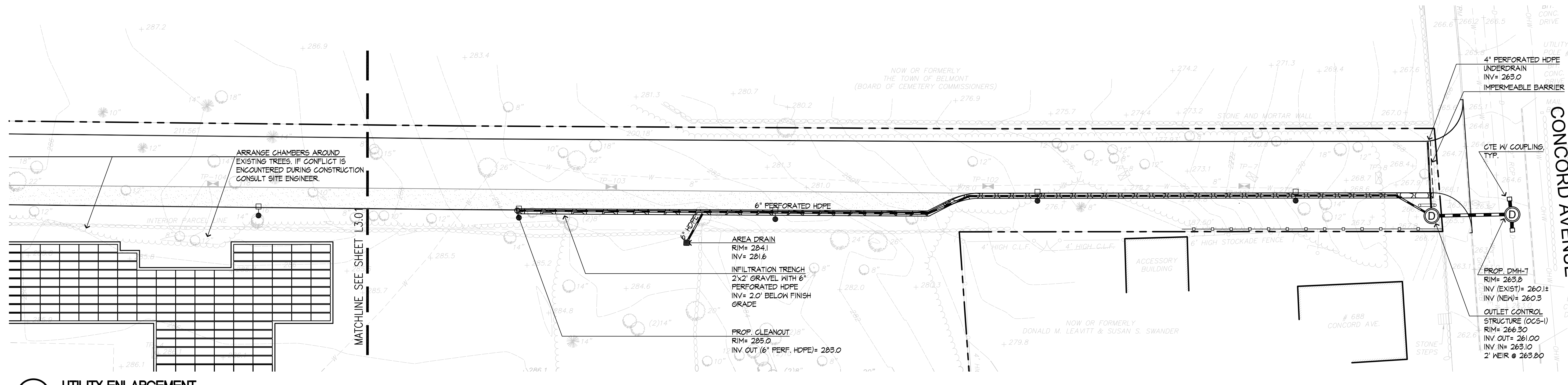
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UTILITY PLAN

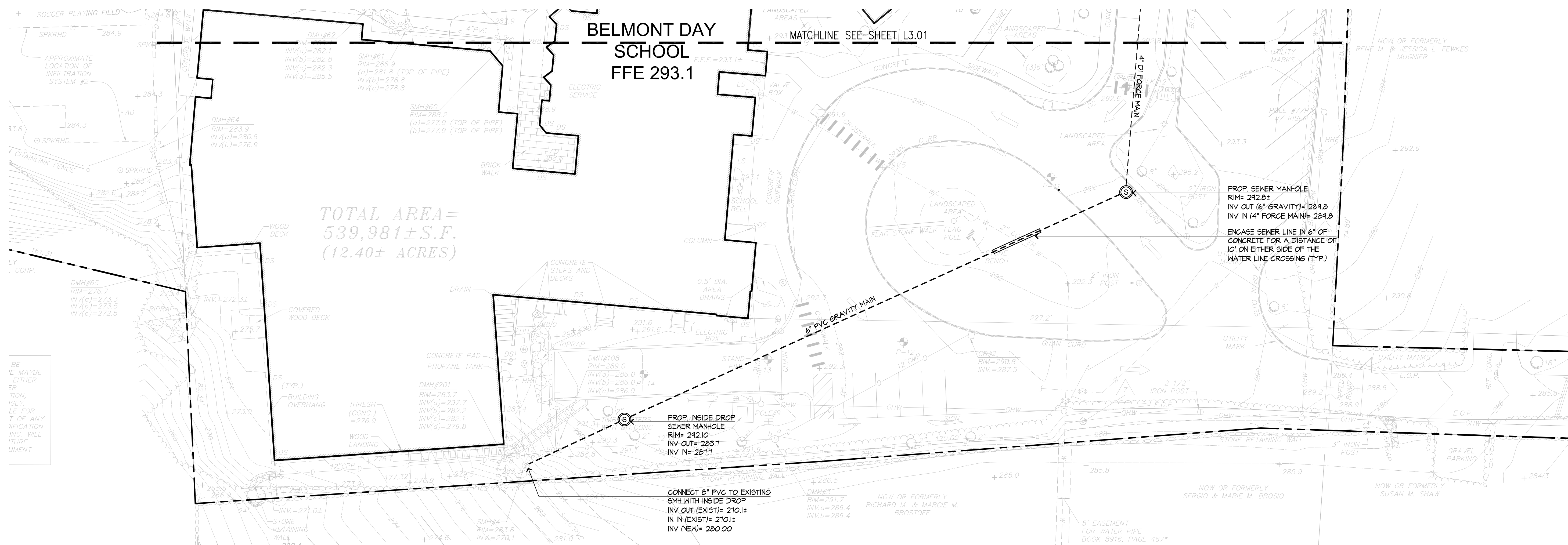
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1 UTILITY ENLARGEMENT
1"=20'-0"

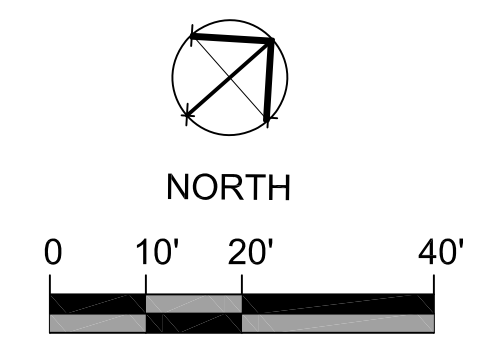


2 UTILITY ENLARGEMENT
1"=20'-0"

LEGEND

	PROPERTY LINE
	STORM DRAIN LINE
	ROOF DRAIN LINE
	CATCH BASIN
	DRAIN MANHOLE OR WATER QUALITY UNIT
	ROOF DRAIN CLEANOUT
	SEWER MAIN
	SEWER MANHOLE
	SEWER LINE
	CORPORATION STOP
	WATER GATE

- UTILITY NOTES**
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY. THE CONTRACTOR SHALL NOTIFY DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE DONE BY THE CONTRACTOR PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - CONTRACTOR TO ADJUST UTILITY ELEMENTS MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC.) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 - NEW DRAIN CONNECTIONS MUST BE CORED AND ATTACHED WITH AN INSERT-A-TEE, OR APPROVED EQUAL IF FACTORY WYE IS NOT AVAILABLE OR DAMAGED.
 - THE CONTRACTOR SHALL TV/VIDEO INSPECT THE EXISTING SEWER AND DRAIN SERVICES TO REMAIN, INCLUDING EXISTING ROOF DRAINS, AND SUBMIT THE TV/VIDEO INSPECTIONS TO THE ENGINEER PRIOR TO CONSTRUCTION OR PURCHASING MATERIALS.
 - THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES.
 - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
 - THE CONTRACTOR SHALL ADJUST THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES, AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
 - THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF ALL GAS, ELECTRIC, TELEPHONE, AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.
 - CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE, AS NECESSARY, ALL EXISTING UTILITY AND SITE STRUCTURES SUCH AS: LIGHT POLES, SIGN POLES, MANHOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS, UNLESS OTHERWISE NOTED OR DIRECTED BY OWNER'S REPRESENTATIVE.
 - REFER TO ARCHITECTURAL PLANS FOR PROPOSED LOCATION OF UTILITY SERVICE STUBS AT BUILDING. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRICAL, ETC.)
 - SEE ARCHITECTURAL AND MECHANICAL, ELECTRICAL, PLUMBING (MEP) DRAWINGS FOR FINAL DESIGN AND LOCATIONS AT THE BUILDING. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
 - ALL WATER LINES SHALL HAVE A MINIMUM OF 5.0 FEET OF GROUND COVER AND A MINIMUM OF 10 FOOT SEPARATION FROM THE SEWER SYSTEM. AT WATER AND SEWER CROSSINGS, THE WATER LINE SHALL BE ENCASED IN SIX INCHES OF CONCRETE FOR A DISTANCE OF 10 FEET ON EITHER SIDE OF THE CROSSING. PROTECT AND MAINTAIN EXISTING ON-SITE UTILITY STRUCTURES AND PIPES UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL PROTECT ALL STORMWATER INFRASTRUCTURE FROM EROSION AND SEDIMENT UNTIL THE PROJECT SITE HAS REACHED PERMANENT STABILIZATION BY THE OWNER'S REPRESENTATIVE. IN THE EVENT SEDIMENT DOES ENTER THE STORMWATER SYSTEM THE CONTRACTOR SHALL CLEAN AND REMOVE ALL SEDIMENT.
 - CONSTRUCTION SHALL COMPLY WITH TOWN OF BELMONT'S ENGINEERING DIVISION AND DPW MINIMUM REQUIREMENTS.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL INVERTS OF EXISTING UTILITIES TO BE REUSED. THE CONTRACTOR SHALL PROVIDE FIELD VERIFICATION TO THE ENGINEER FOR REVIEW. THE CONTRACTOR SHALL NOT ORDER ANY UTILITY STRUCTURES UNTIL EXISTING INVERTS ARE FIELD VERIFIED AND REVIEWED BY THE ENGINEER. THE CONTRACTOR SHALL CLEAN ALL EXISTING UTILITIES TO BE REUSED, INCLUDING ALL DRAINAGE PIPING AND STRUCTURES.
 - THE CONTRACTOR SHALL CLEAN AND TV/VIDEO INSPECT THE EXISTING SANITARY SEWER AND STORM DRAIN LINES AT LOCATIONS OF PROPOSED CONNECTIONS. THE CONTRACTOR SHALL PROVIDE THE TV/VIDEO INSPECTION TO THE ENGINEER FOR REVIEW. THE CONTRACTOR SHALL NOT ORDER ANY STORM DRAIN OR SANITARY SEWER STRUCTURES UNTIL THE TV/VIDEO INSPECTION IS REVIEWED BY THE ENGINEER, AND THE EXISTING DRAIN AND SEWER LINES ARE DEEMED SUITABLE TO BE REUSED BY THE ENGINEER, AND THE INVERTS ARE VERIFIED.
 - EXISTING AND PROPOSED STORMWATER UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. SIZE AND LOCATION OF EXISTING AND PROPOSED STORMWATER SYSTEMS AND FEATURES TO BE VERIFIED UPON COMPLETION OF ADDITIONAL FIELD INVESTIGATIONS, AS NECESSARY. STORMWATER STRUCTURES AND PIPING WILL BE INCLUDED AS NECESSARY AND INCORPORATED WITH FINAL PROPOSED LAYOUT AND GRADING DESIGN.



BELMONT DAY SCHOOL BARN

PROJECT
BELMONT DAY SCHOOL

55 DAY SCHOOL LN
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ARCHITECT

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KEY PLAN

KEY PLAN

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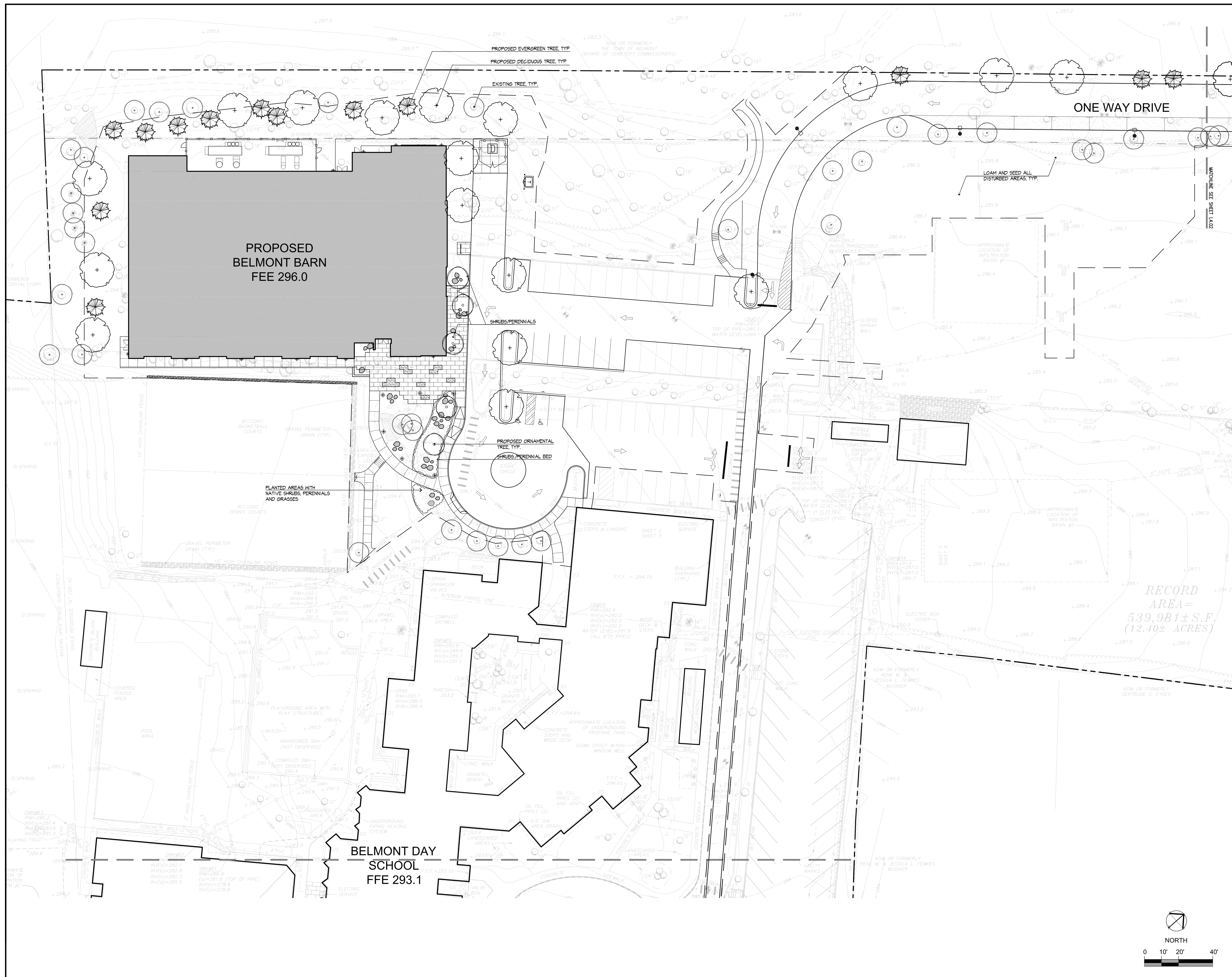
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UTILITY PROJECT NUMBER 1637

UTILITY PLAN

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BELMONT DAY SCHOOL BARN

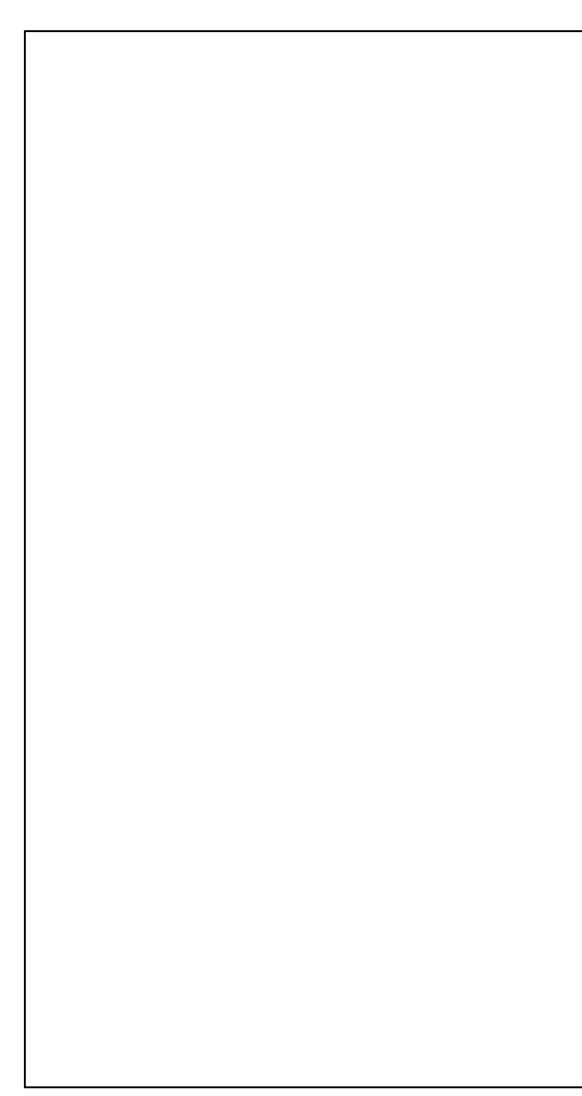
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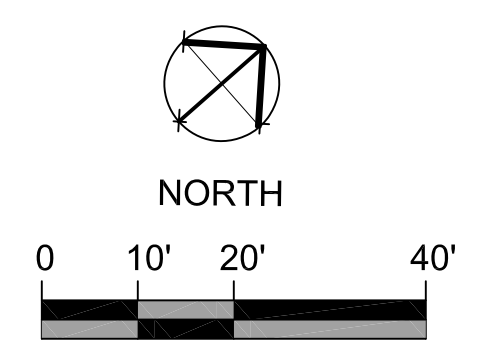
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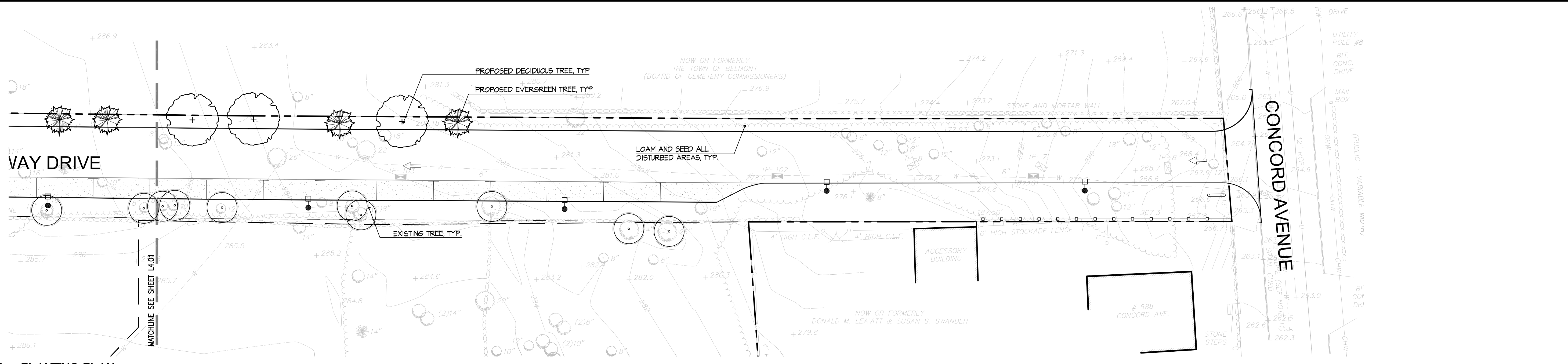
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PLANTING PLAN

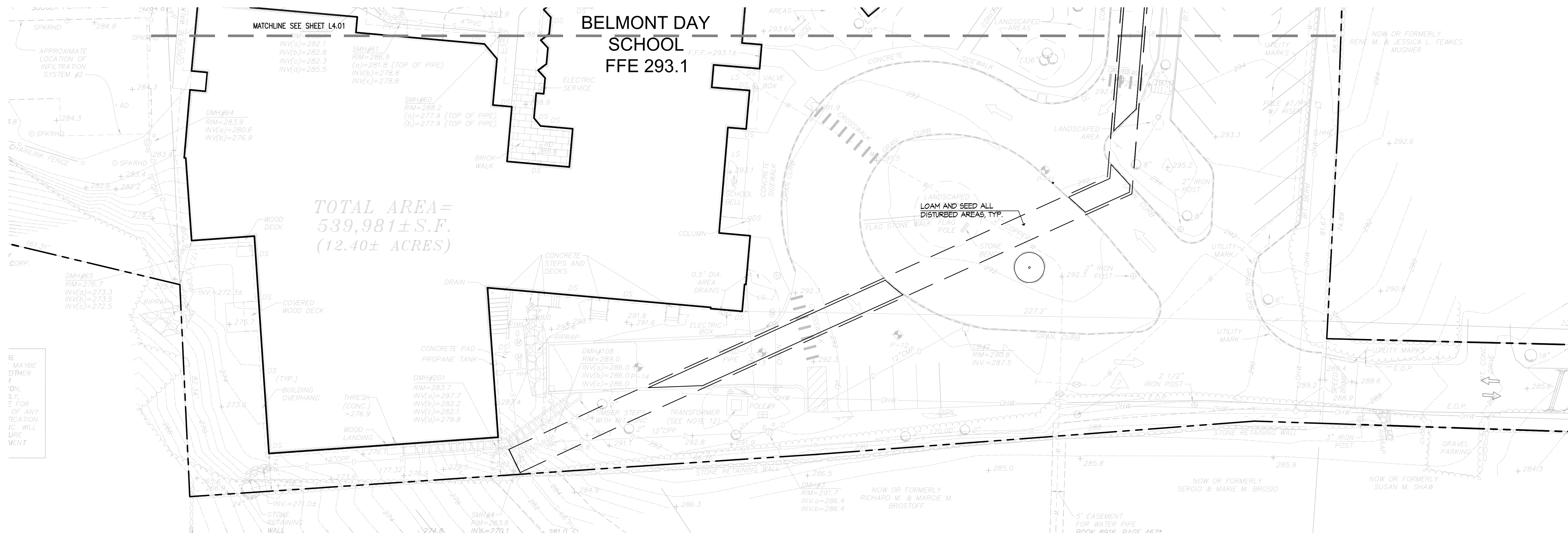
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PLANTING PLAN

1"=20'-0"



PLANTING PLAN

1"=20'-0"

PLANTING NOTES

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- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON THE SURVEY REFERENCED ABOVE. THE CONTRACTOR SHALL CONTACT DIGSAFE AND THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANIES TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL WRITTEN ACCEPTANCE OF PLANT MATERIAL.
- LANDSCAPE ARCHITECT TO FLAG ALL TREES TO BE TRANSPLANTED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL VERIFY ALL TREE REMOVALS AND/OR TRANSPLANTS WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, AND PLANTING BEDS.
- MAXIMUM SLOPE WITHIN DISTURBED AREAS SHALL NOT EXCEED 3:1, UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THIS DRAWING.
- ALL MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
- MULCH FOR PLANTED AREAS TO BE AGED PINE BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
- PLANTING SOIL MIX: LOAM THOROUGHLY INCORPORATED WITH ROTTED MANURE PROPORTIONED 5 C.Y. TO 1 C.Y. OR EQUIVALENT. FERTILIZER ADDED PER RECOMMENDED RATES OF SOILS ANALYSIS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF ACCEPTANCE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT, AT THE NURSERY, AND AT THE SITE.
- ALL AREAS OF THE SITE WHICH HAVE BEEN DISTURBED AND NOT OTHERWISE DEVELOPED SHALL BE LOAMED AND SEEDING WITH A MINIMUM DEPTH OF 6" DEPTH TOPSOIL.
- PLANT SPECIES AS INDICATED IN THE PLANT LIST ARE SUGGESTIONS ONLY. FINAL SELECTION OF SPECIES SHALL OCCUR AT THE TIME OF PLANT PURCHASE, DEPENDING ON AVAILABILITY. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF OWNER'S REPRESENTATIVE.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENT
DECIDUOUS TREES					
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	10	2 1/2"-3" CAL.	
OR	QUERCUS RUBRA	RED OAK	10	2 1/2"-3" CAL.	
ORNAMENTAL TREES					
BP	BETULA PAPIRYFERA	PAPER BIRCH	2	12-14' HT	TRIPLE CLUMP
MS	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	3	8-10' HT	MULTI-STEM
EVERGREEN TREES					
PA	PICEA ABIES	BLUE SPRUCE	5	8-10' HT	
PN	PINUS NIGRA 'AUSTRIACA'	AUSTRIAN PINE	5	8-10' HT	
PS	PINUS STROBUS	WHITE PINE	5	8-10' HT	
SHRUBS					
	ASSORTED SHRUBS		75	2 1/2 - 3' B&B	
PERENNIALS AND GROUNDCOVER					
	ASSORTED PERENNIALS		300	#2 POT	

LEGEND

- EXISTING TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- GROUNDCOVER AND/OR PERENNIAL MASSING
- LAWN SEED OR SOD
- MISC. SEED
- IRRIGATION LIMIT LINE
- PLANTED / MULCH EDGE
- LIMIT OF WORK
- PROPERTY LINE

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**BELMONT
DAY SCHOOL
BARN**

PROJECT
BELMONT DAY SCHOOL

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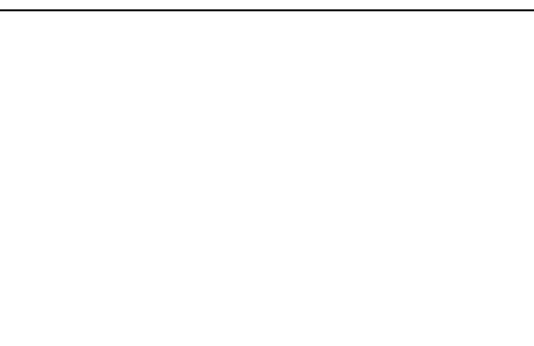
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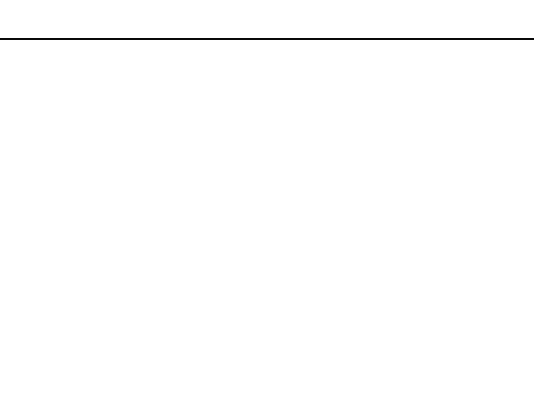
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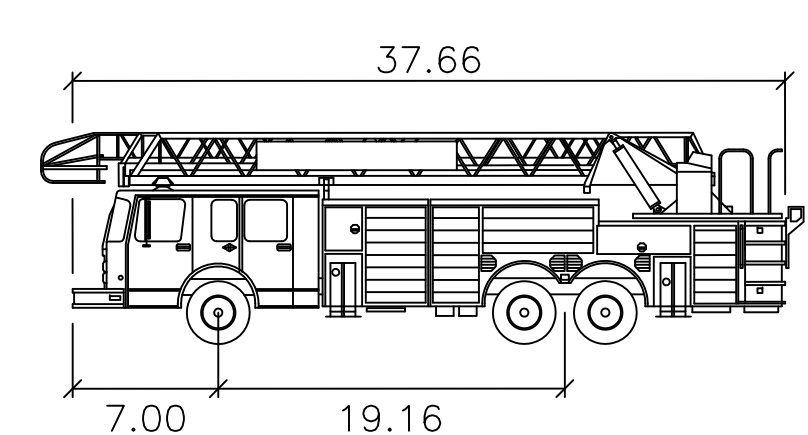
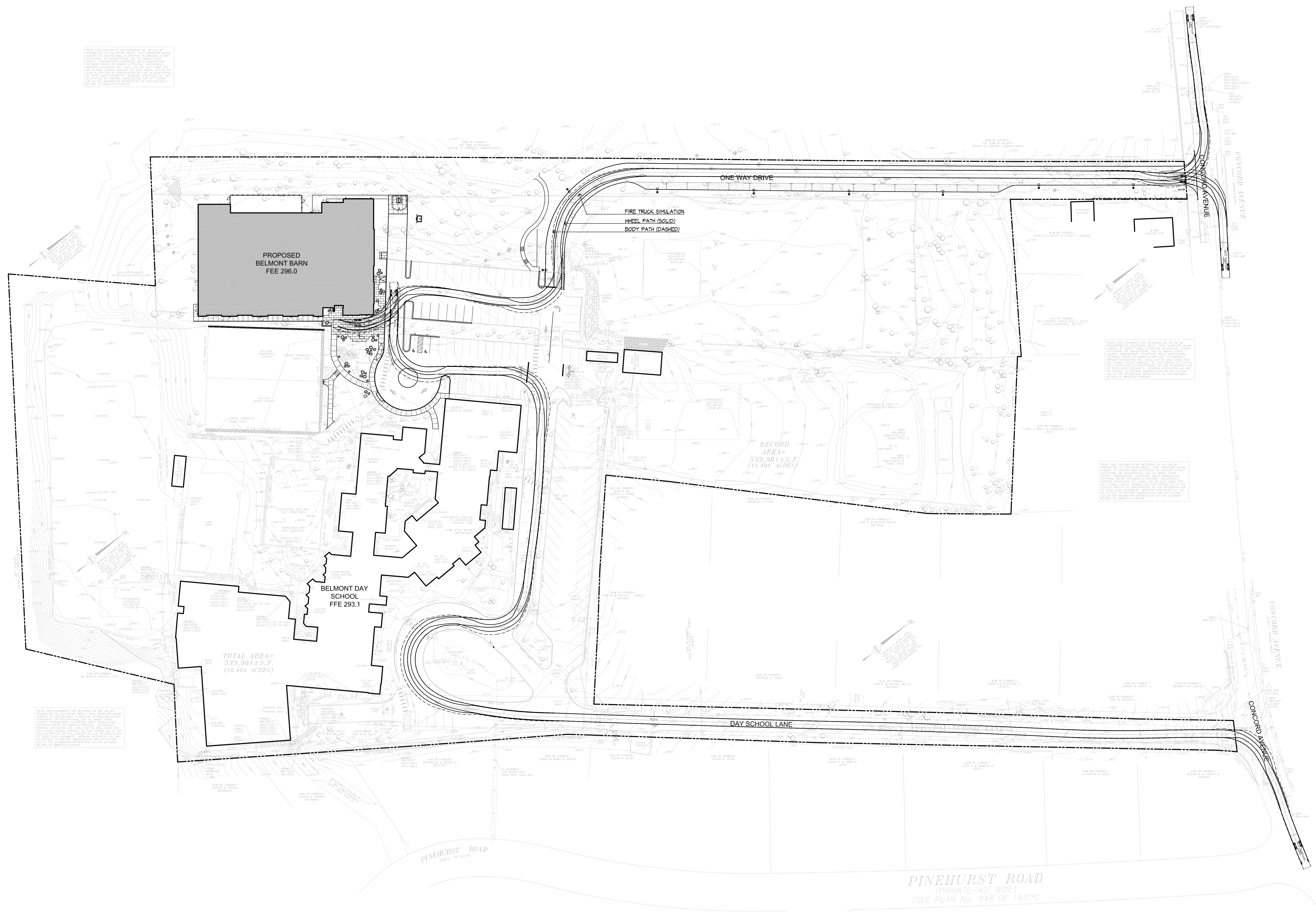
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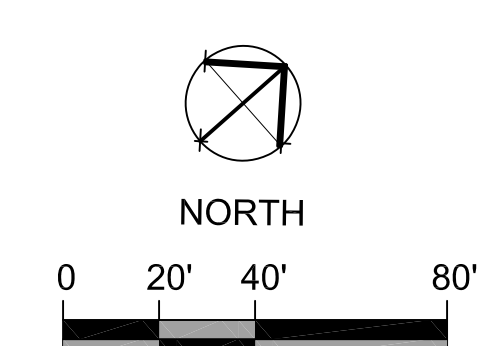
SCALE	UTIL PROJECT NUMBER
AS NOTED	1637

**FIRE TRUCK
TURNING MODEL**



TOWN OF BELMONT
LADDER TRUCK

Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 28.2



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BELMONT DAY SCHOOL BARN

PROJECT
BELMONT DAY SCHOOL
 55 DAY SCHOOL LN
 BELMONT, MA 02478

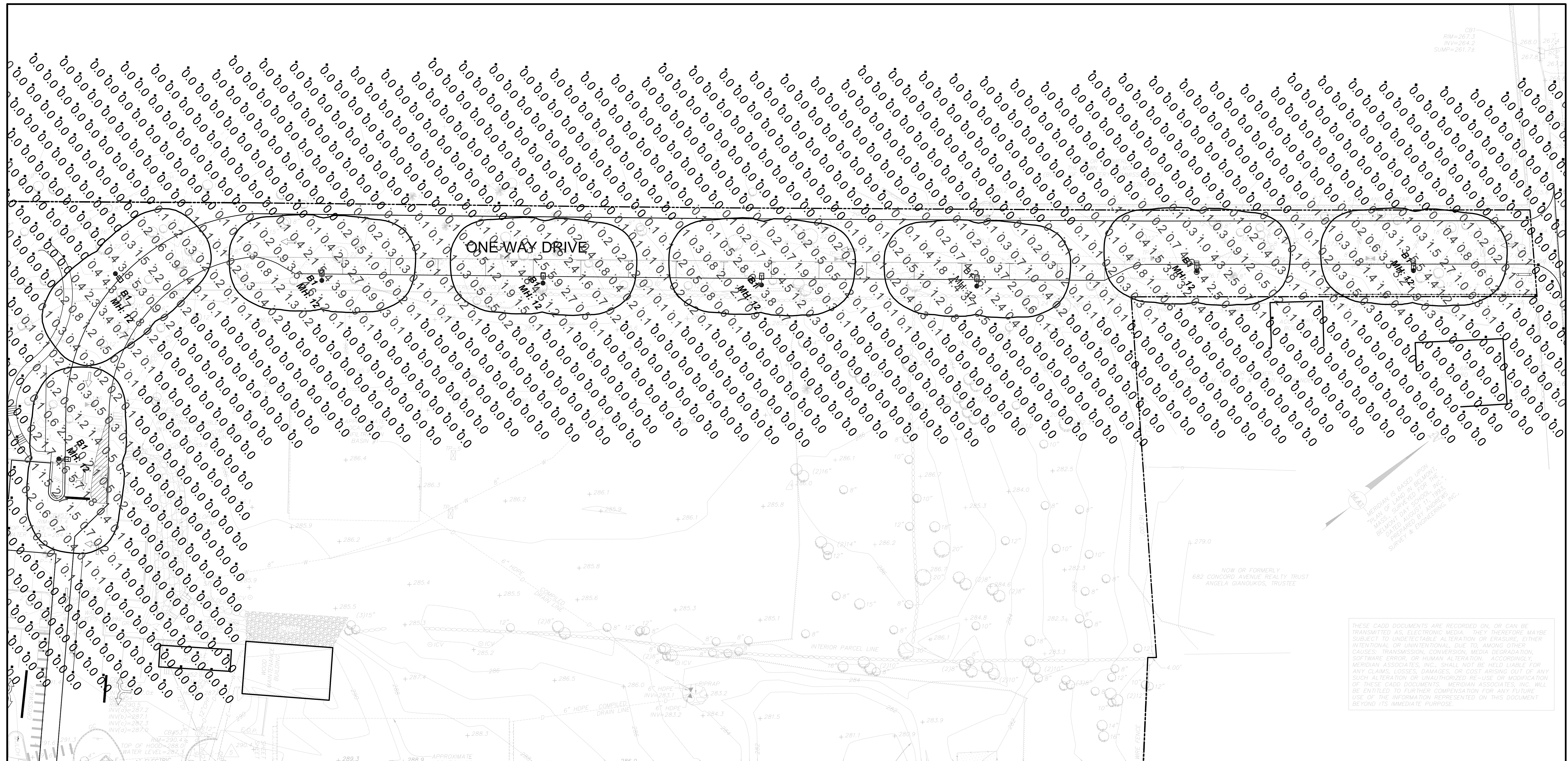
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PROPOSED LIGHT FIXTURE

LED pole top luminaires with asymmetrical light distribution

BEGA Product: 99556 IES

Photometric Filename: 99556.IES

TEST LAB: BEGA
DATE: 2/6/2014
LUMINAIRE: 99 556
LAMP: 50.0W LED

All results in accordance with IESNA LM-63-95

Howling: Die-cast aluminum housing and slip filter. Slip fits 3" O.D. pole top, secures to pole with integrated slip filter mechanism and single set screw. Die castings are marine grade, copper free (6.0% copper content) A360.0 aluminum alloy.

Enclosure: Facelate is hinged, constructed of die-cast aluminum with toolless access latch for easy maintenance. Tempered clear safety glass with a reflector of pure anodized aluminum. Fully shielded light distribution for no glare above horizontal. Type II side spread light distribution, optionally available with Type II light distribution, consult factory. Fully gasketed with a molded silicone gasket.

Electrical: 52 W LED luminaire, 58 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. Integral surge protector to protect the luminaire against surge rated up to 15kV. Standard LED color temperature is 4000K with an 80 CRI. Available in 3000K (80 CRI), add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-USA. For the most current technical data, please refer to www.bega-usa.com.

Options: Optionally available with multi-channel photocell receptacle, that provides electrical and mechanical interconnection between photocell and luminaire, specify photo receptacle. The photo receptacle supports ANSI standard dimming protocols and compatible with 0-10V dimming. Ambient temperature must not go below -40°C and must not exceed 80°C.

Finish: All BEGA standard finishes are polyester powder coat with minimum 1 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class: IP66.

Weight: 13 lbs.
Effective Projected Area (EPA): 32 ft²

Luminaire Lumens: 4202
 Tested in accordance with LM-79-08

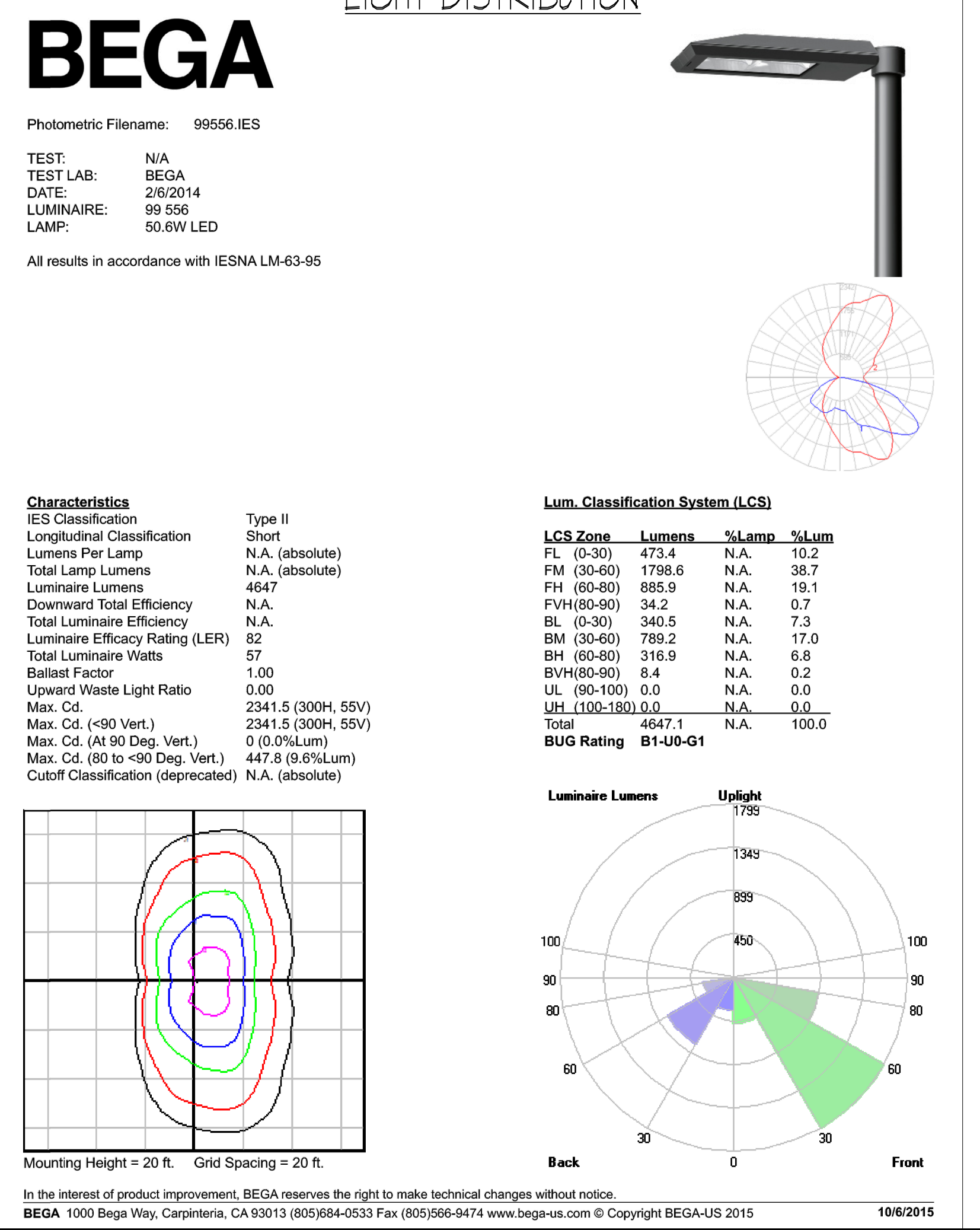
Single LED pole top luminaire

Lum.	LED	A	B	C
99556	52W LED	L2-0	10	21% 17%

Recommended for use with 20' to 25' poles.

BEGA-USA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-8474 www.bega-usa.com
 Copyright BEGA-USA 2016 Updated 02/16

LIGHT DISTRIBUTION



Outdoor Luminaire Schedule

Symbol	Qty	Label	Description	Arrangement	Arm	Lum. Lumens	LLF	Filename
	8	B1	99556	SINGLE	1.5	4647	0.900	99556.IES

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt
1	B1	100182.984	101166.392	12	138.506	0
2	B1	100118.573	101089.778	12	138.506	0
3	B1	100057.752	101008.192	12	138.506	0
4	B1	99993.255	100932.506	12	138.506	0
5	B1	99928.346	100855.206	12	138.506	0
6	B1	99861.764	100777.669	12	138.506	0
7	B1	99798.75	100706.25	12	0	0
8	B1	99848	100632	12	46.637	0

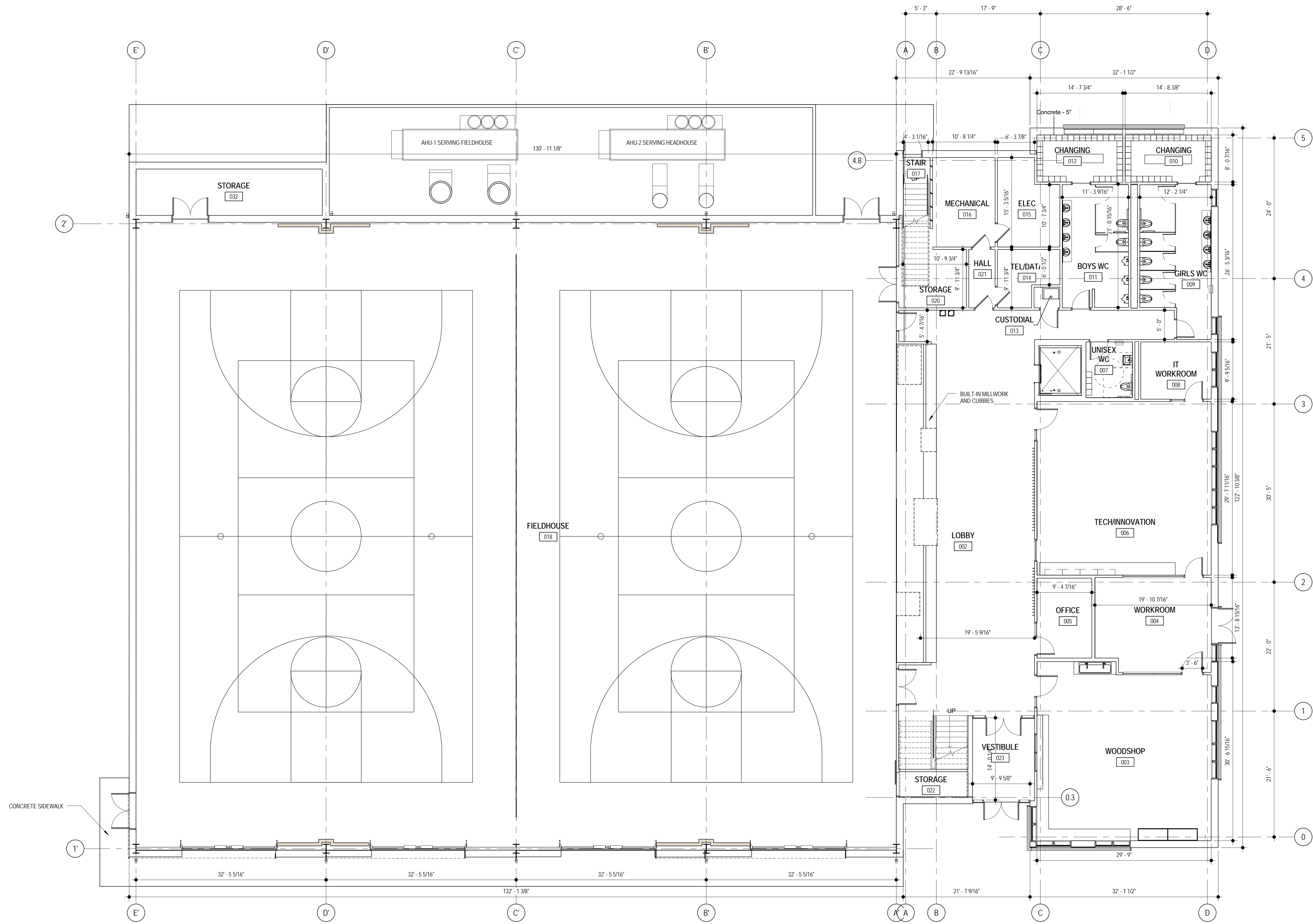
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.21	6.1	0.0	N.A.	N.A.

REVISIONS ON SHEET

DATE	REVISION
February 27, 2017	Site Plan Review Submission

SCALE AS NOTED
 UTILE PROJECT NUMBER 1637
PHOTOMETRIC PLAN



1 FLOOR PLAN - GROUND FLOOR
 1/8" = 1'-0"

BELMONT DAY SCHOOL BARN

PROJECT
 BELMONT DAY SCHOOL

55 DAY SCHOOL LN
 BELMONT, MA 02478

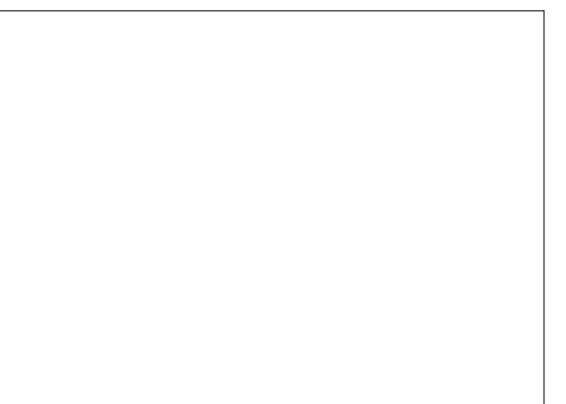
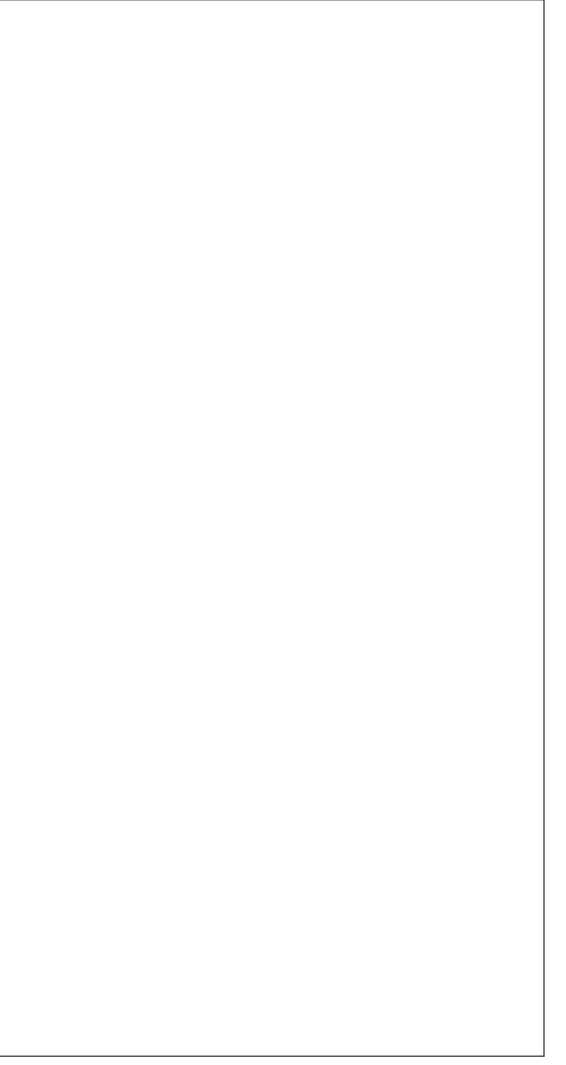
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DATE	REVISION
January 13, 2017	50% Design Development

REVISIONS ON SHEET

SCALE	UTILITE PROJECT NUMBER
1/8" = 1'-0"	1637

FIRST FLOOR PLAN

A100

BELMONT DAY SCHOOL BARN

PROJECT
BELMONT DAY SCHOOL

55 DAY SCHOOL LN
 BELMONT, MA 02478

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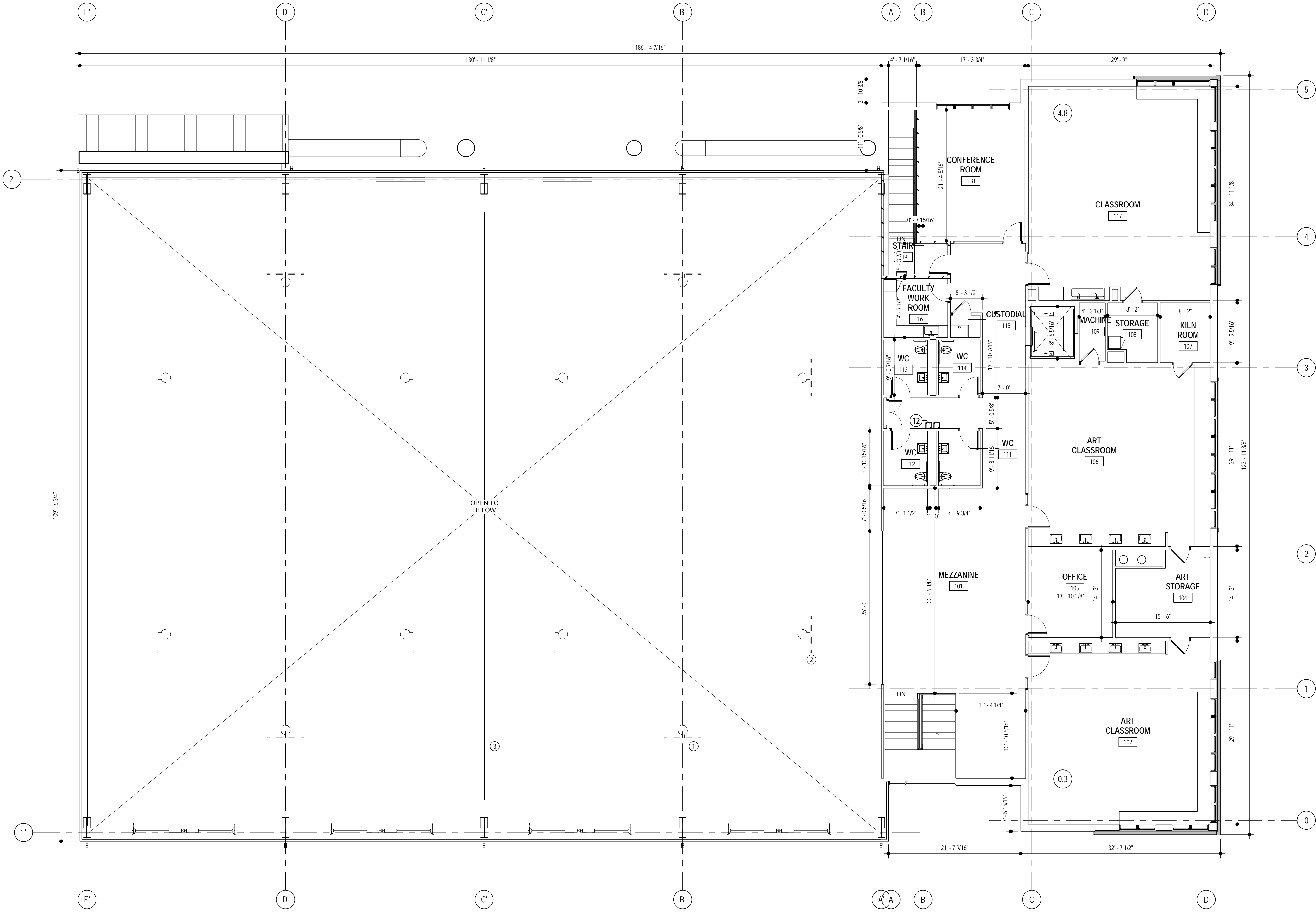
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1 FLOOR PLAN - SECOND FLOOR
 1/8" = 1'-0"

KEY PLAN

DATE	REVISION
January 13, 2017	50% Design Development

REVISIONS ON SHEET

SCALE 1/8" = 1'-0" UTILITE PROJECT NUMBER 1637

SECOND FLOOR PLAN

A101

BELMONT DAY SCHOOL BARN

PROJECT
BELMONT DAY SCHOOL

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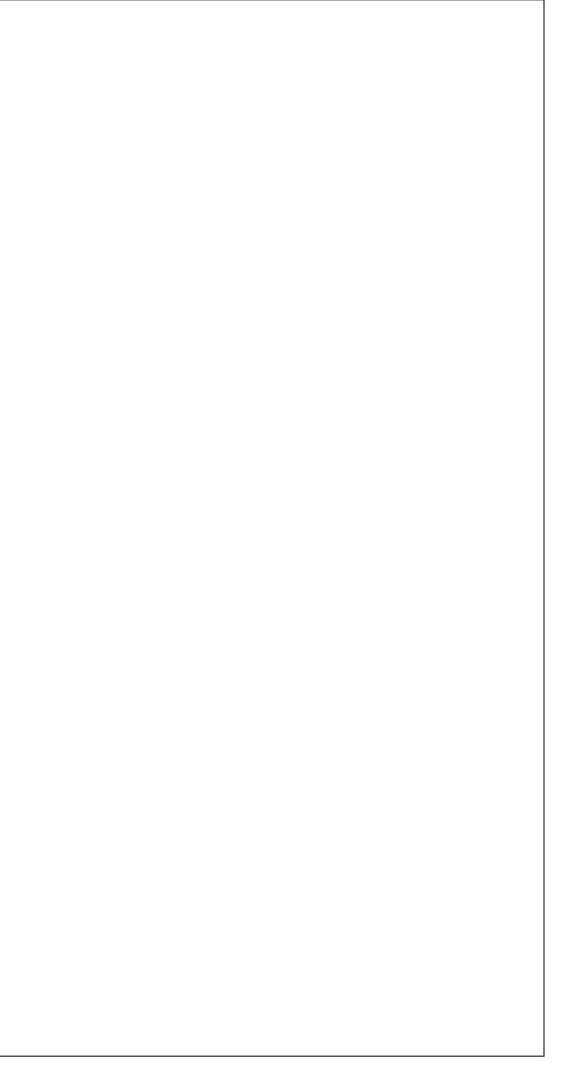
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KEY PLAN

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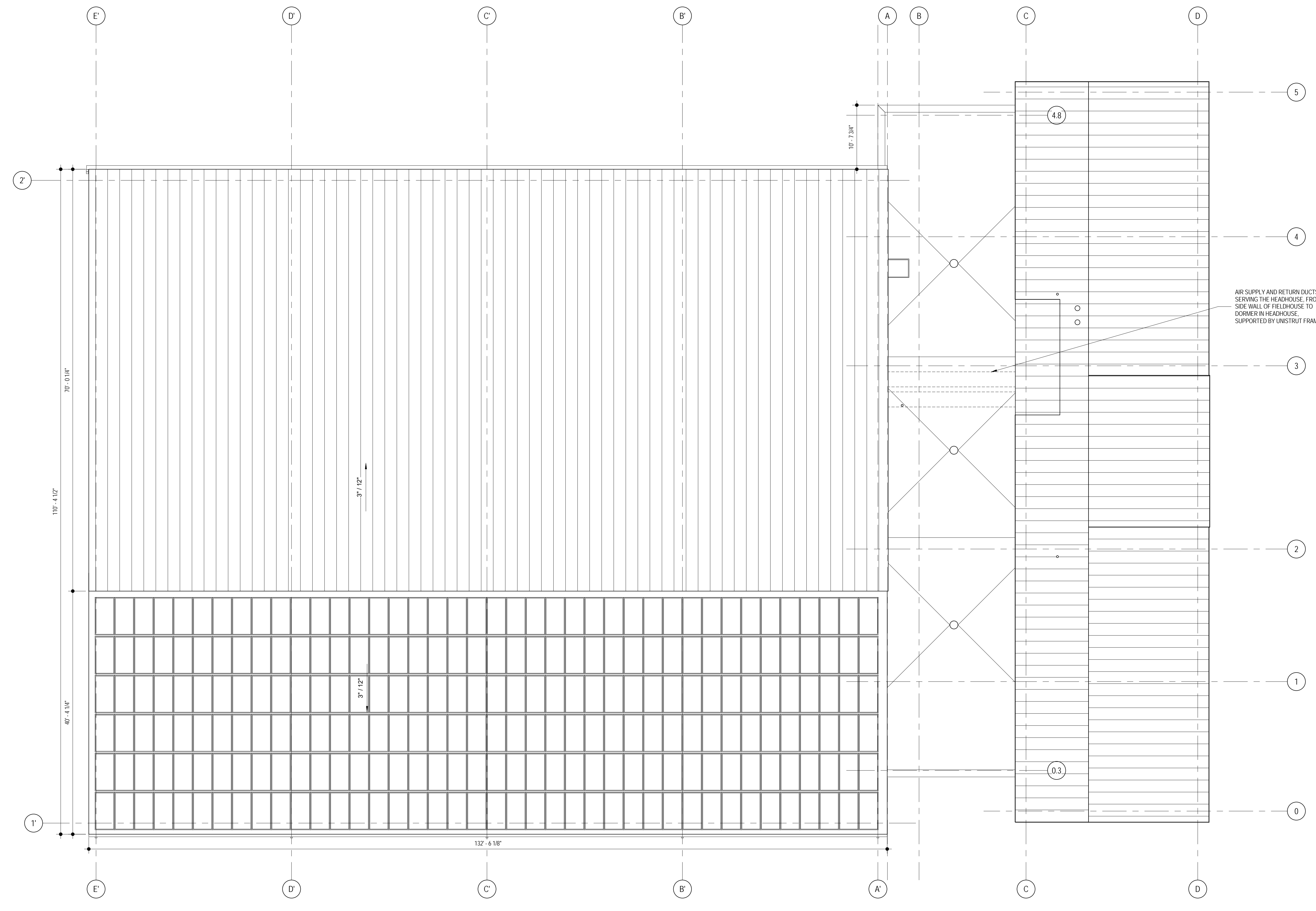
REVISIONS ON SHEET

SCALE 1/8" = 1'-0"
 UTILE PROJECT NUMBER 1637

ROOF PLAN

A102

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1 FLOOR PLAN - ROOF
 1/8" = 1'-0"

BELMONT DAY SCHOOL BARN

BELMONT DAY SCHOOL

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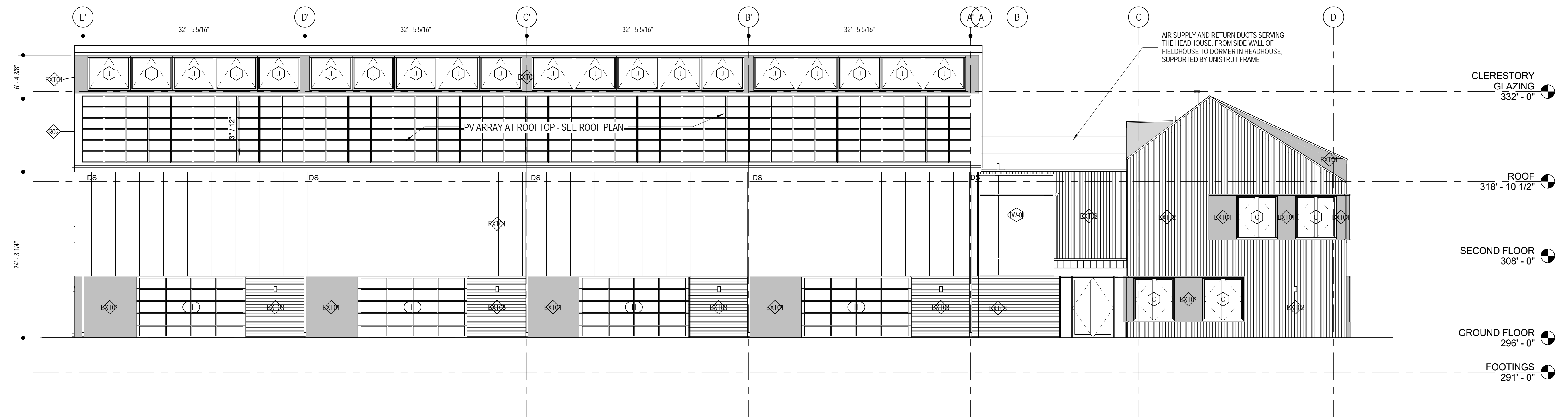
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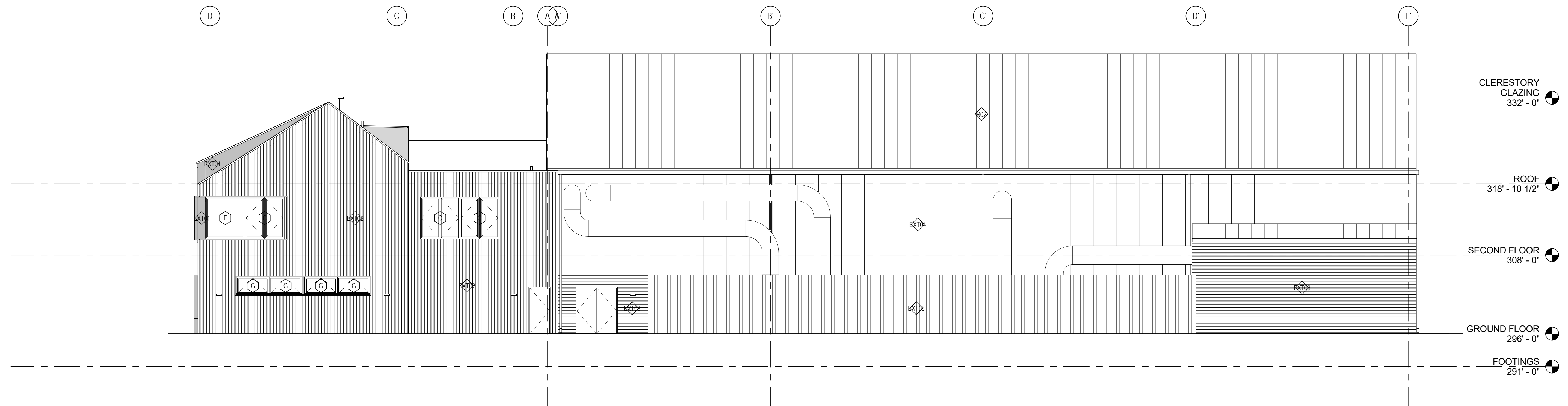
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2 EXTERIOR ELEVATION EAST
1/8" = 1'-0"



1 EXTERIOR ELEVATION WEST
1/8" = 1'-0"

CLADDING TYPES:

- EXT01 FLAT METAL PANEL
- EXT02 CORRUGATED METAL PANEL, MOUNTED VERTICALLY
- EXT03 CORRUGATED METAL PANEL, MOUNTED HORIZONTALLY
- EXT04 CORRUGATED METAL PANEL, BY PRE-FAB BUILDING MANUFACTURER
- EXT05 SOUND BARRIER ENCLOSING MECHANICAL EQUIPMENT

ROOFING TYPES:

- R01 STANDING SEAM ROOF
- R02 STANDING SEAM ROOF, PROVIDED BY PRE-FAB BUILDING SUPPLIER, SYSTEM TO ACCOMMODATE DIRECT CLIP PHOTOVOLTAIC PANELS (SOUTH ELEVATION)

KEY PLAN

STAMP

DATE	REVISION
January 13, 2017	50% Design Development

REVISIONS ON SHEET

SCALE 1/8" = 1'-0" UTILE PROJECT NUMBER 1637

BUILDING ELEVATIONS

A300

BELMONT DAY SCHOOL BARN

PROJECT
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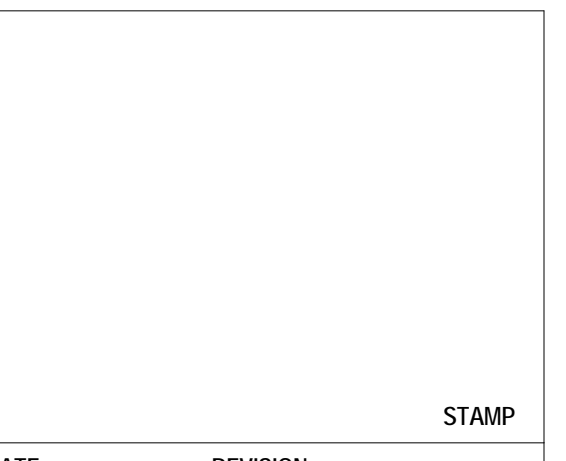
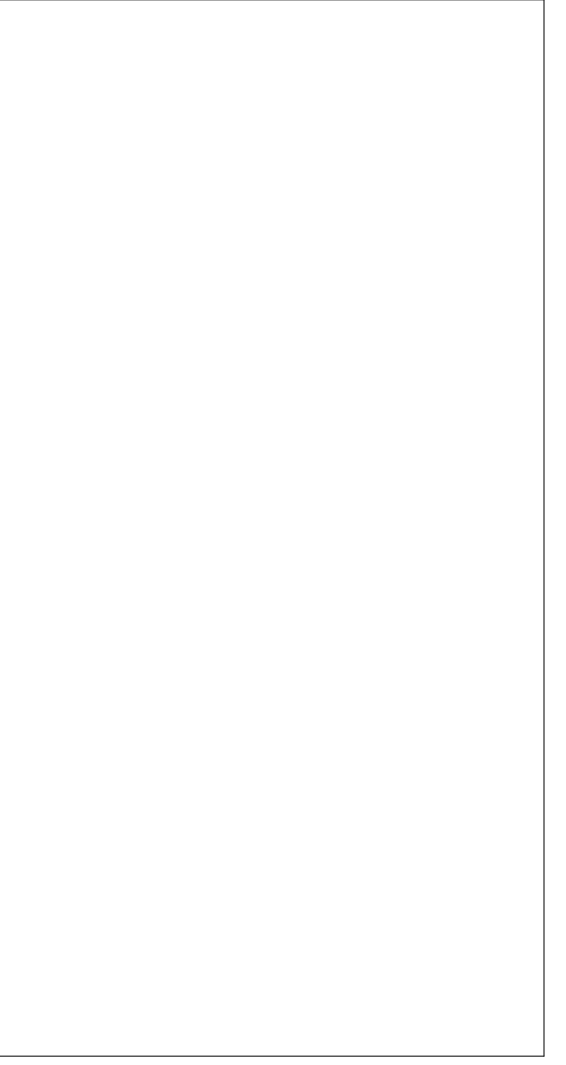
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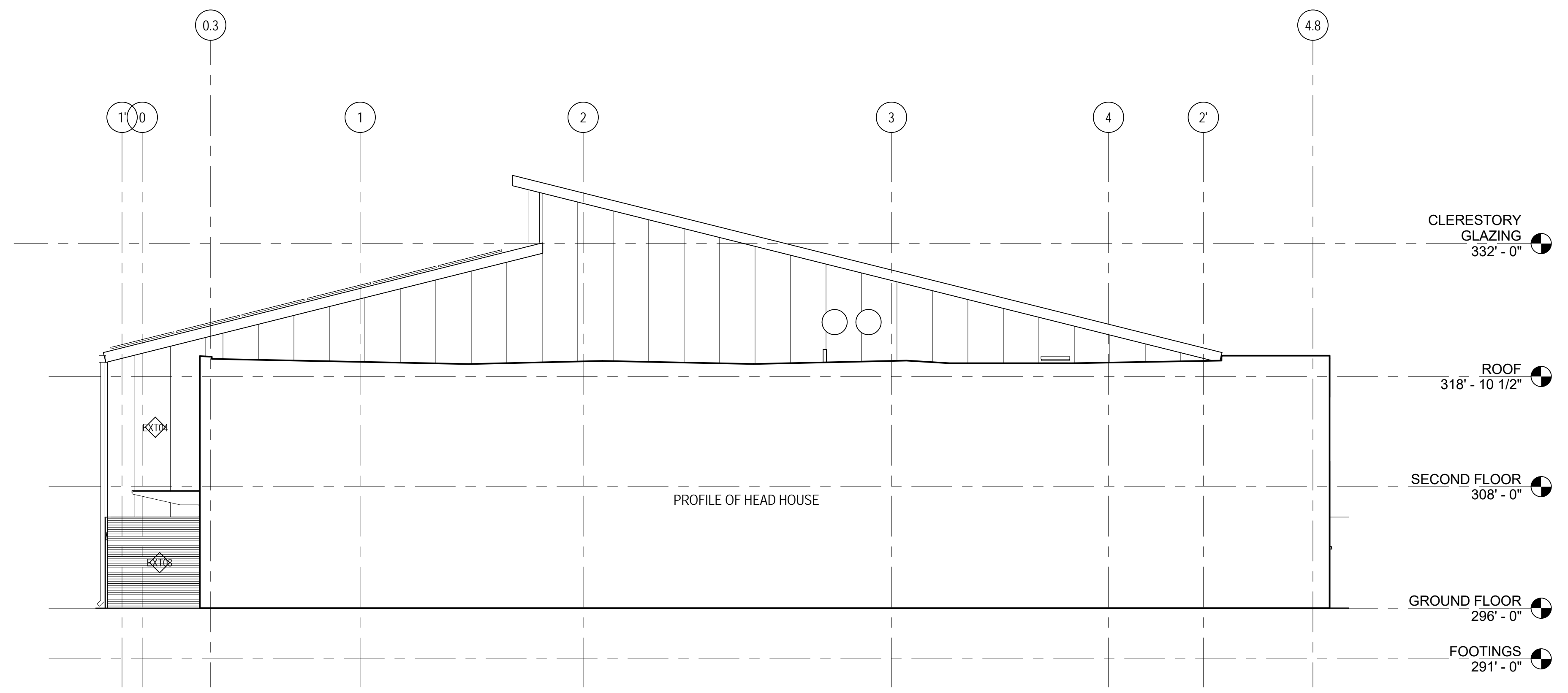
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SCALE	UTILITE PROJECT NUMBER
1/8" = 1'-0"	1637

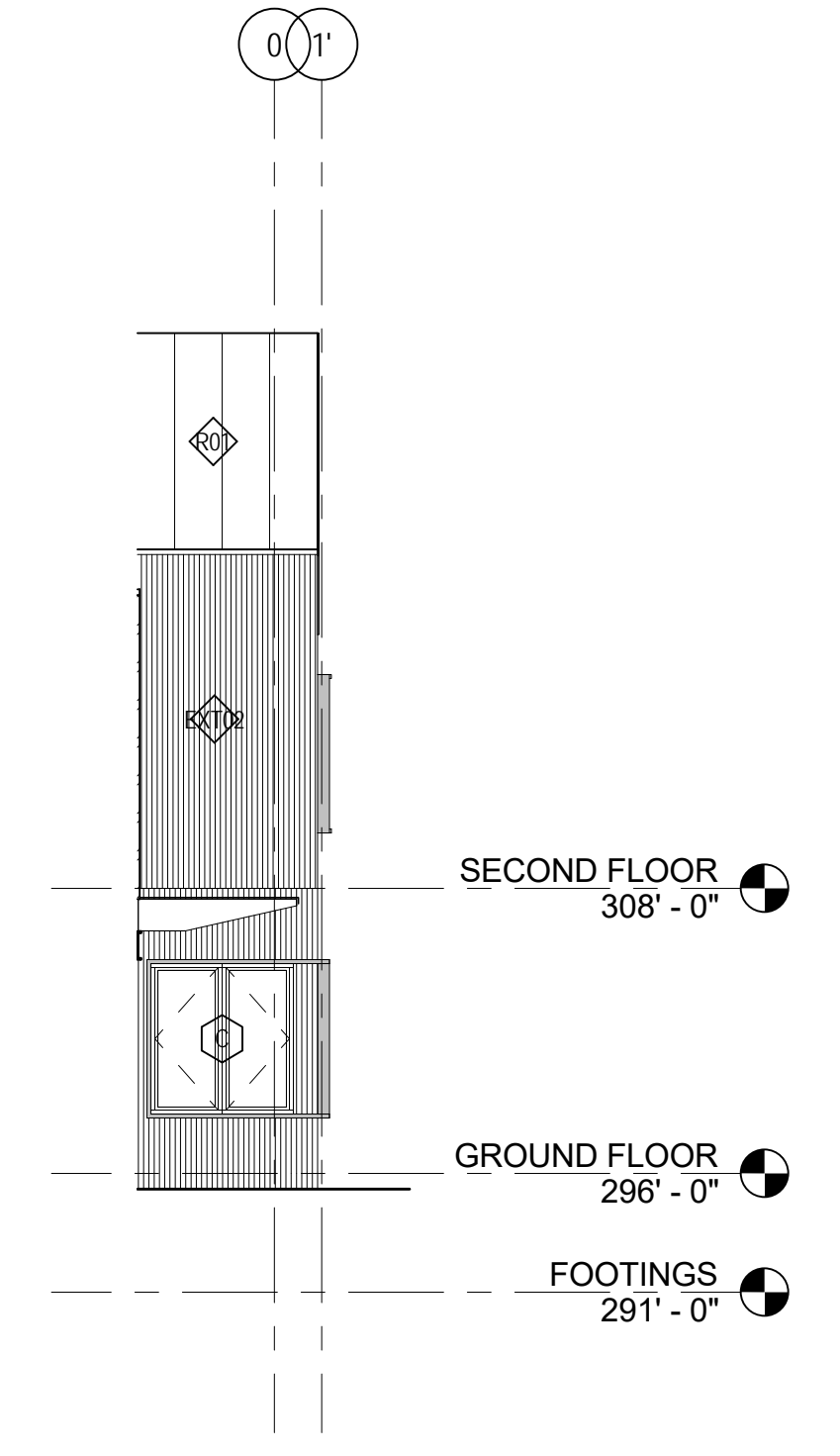
BUILDING ELEVATIONS

A301

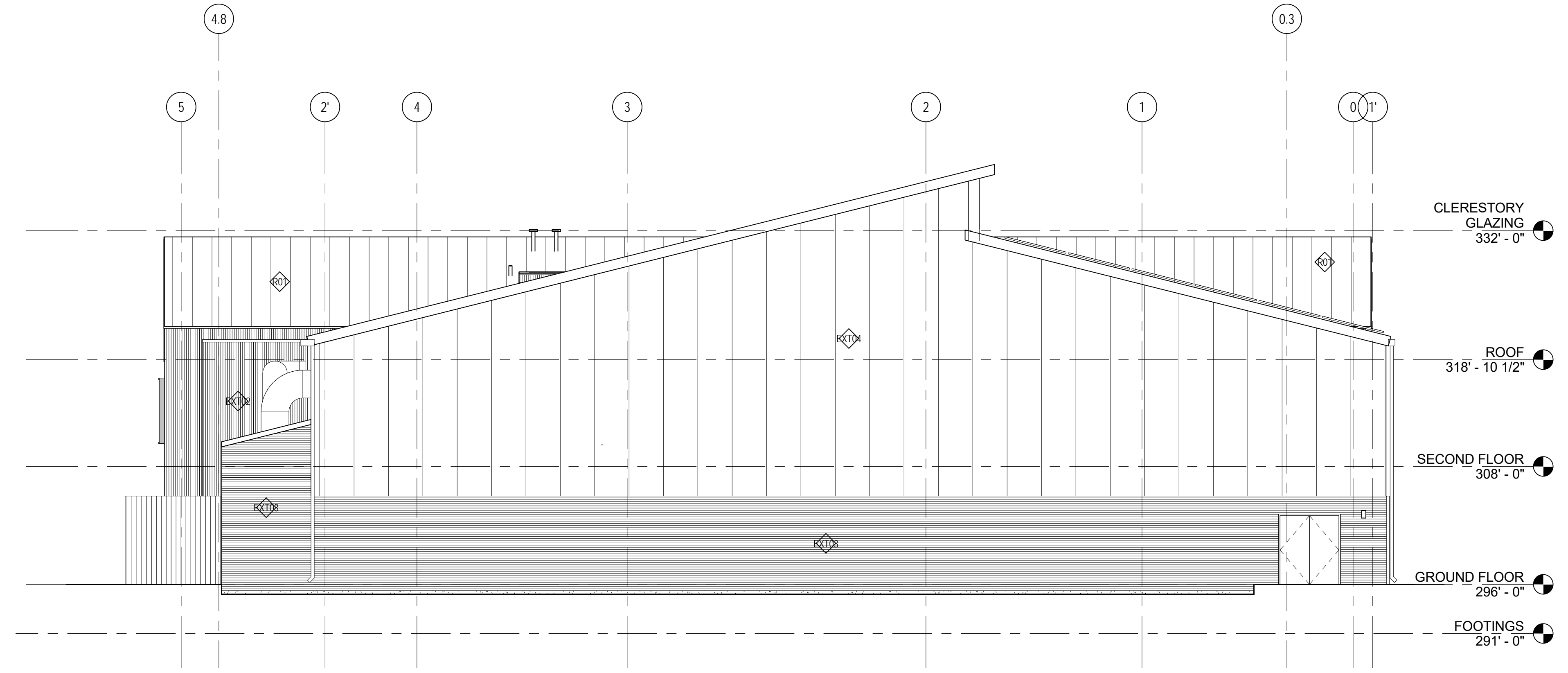
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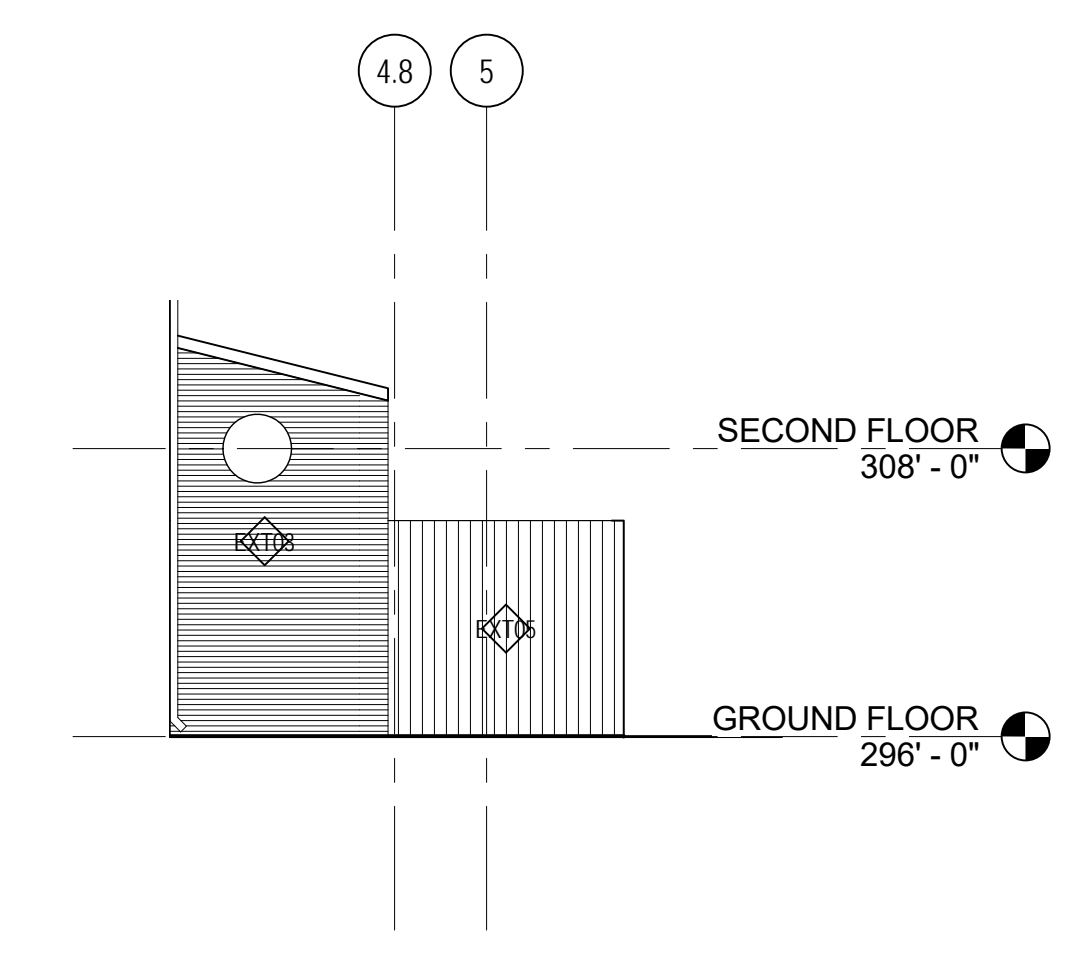
3 EXTERIOR ELEVATION FIELDHOUSE NORTH
1/8" = 1'-0"



4 EXTERIOR ELEVATION ENTRY NORTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION AT SHED
1/8" = 1'-0"

- CLADDING TYPES:**
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BELMONT DAY SCHOOL BARN

PROJECT
BELMONT DAY SCHOOL

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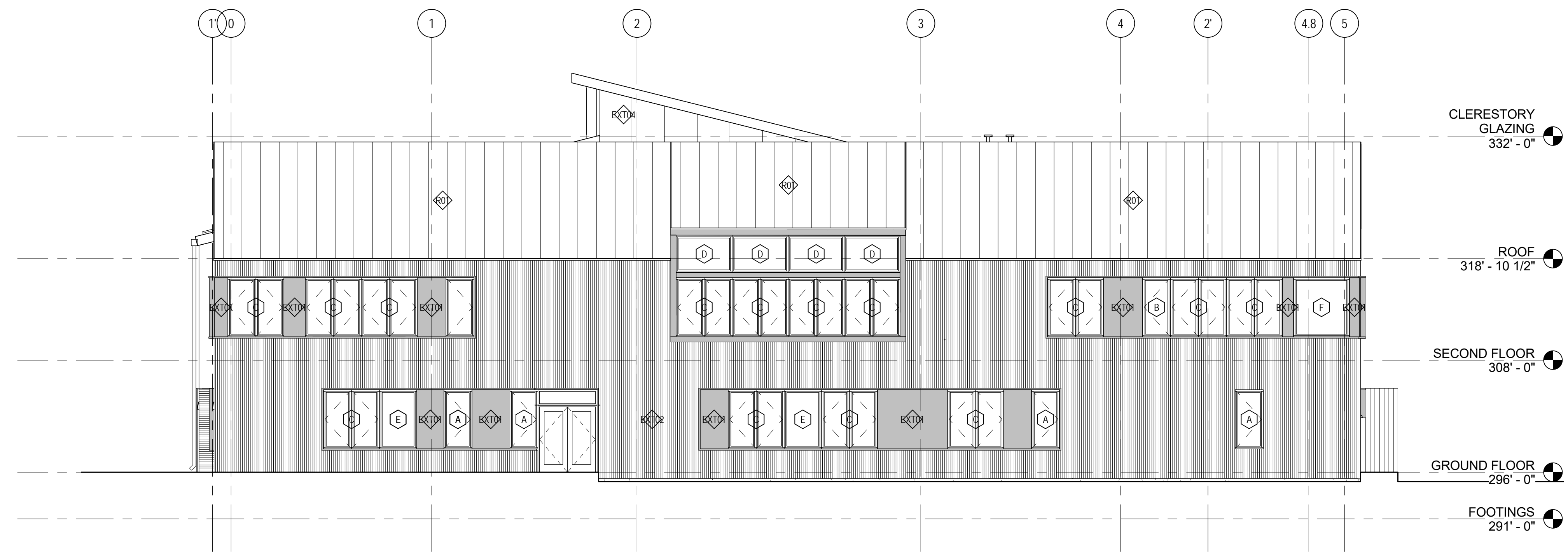
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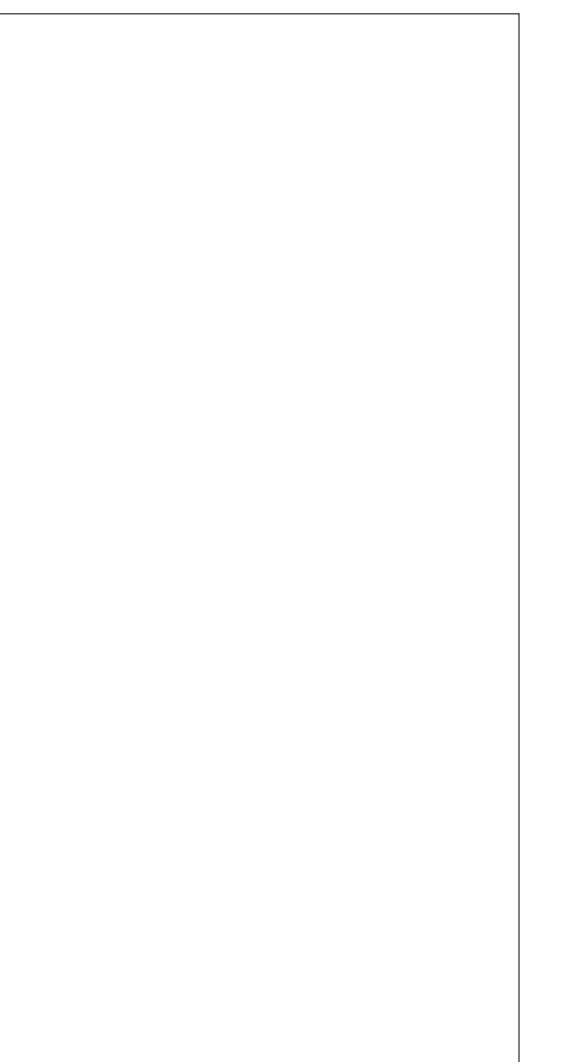
1 EXTERIOR ELEVATION NORTH
 1/8" = 1'-0"

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KEY PLAN

STAMP

DATE REVISION

January 13, 2017 50% Design Development

REVISIONS ON SHEET

SCALE UTILITE PROJECT NUMBER

1/8" = 1'-0" 1637

BUILDING ELEVATIONS

A302